



Staff Report

File #: LN-471

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 3, 2023

BLANCHE ELY ESTATES

Request: Major Site Plan
P&Z# 23-12000016
Owner: Housing Authority of Pompano Beach
Project Location: 1600 Block of NW 6th Ave
Folio Number: 484226460010
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RD-1 (Two-Family Residence)
Commission District: 4 (Beverly Perkins)
Agent: Andrea Harper (561-469-0992 / aharper@keithteam.com)
Project Planner: Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

The applicant is requesting Major Building Design approval to construct a new singlefamily subdivision, with thirty- six homes. The homes will be deed-restricted affordable one- and two-story homes. The development will have a gated entrance, landscaping and amenities. The subject property “Parcel A” of the Blanche Ely Plat is a total of 11.46 net acres (499,219 square feet). The overall site plan is subdivided into individual lots. The maximum allowable lot coverage for each lot is 35% with a minimum of 30 % pervious area provided per lot. The site is currently vacant.

The site plan was reviewed by the Development Review Committee on July 5, and August 16, 2023. In addition, the project was reviewed by the Planning and Zoning Board on August 23, 2023.

The subject property is located in the NWCRA, on the west side of NW 6 Ave and north of NW 15 St.

Pursuant to §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): Two-Family Residence (RD-1) / Municipal-owned land (Housing Authority of the City of Pompano Beach) - vacant land

- A. Surrounding Properties (Zoning District / Existing Use):
 - a) North - Single-Family Residence 4 (RS-4) / single-family homes
 - b) South - Single-Family Residence 4 (RS-4) and Community Facilities (CF) / single family homes and Sanders Park Elementary School
 - c) East - Two-Family Residence (RD-1) and Single-Family Residence 4 (RS-3) / Municipal-owned land (Housing Authority of the City of Pompano Beach) - vacant land and single-family homes
 - d) West - Single-Family Residence 4 (RS-4) / single-family homes

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

1. Provide HOA Documents that clearly state that the trees on property are protected, cannot be removed and must be pruned and maintained in accordance with the currently accepted ANSI: A-300 Part 1 Industry Standards and Industry Best Management Practices.
2. On all elevation sheets, label all architectural elements and features to demonstrate compliance with the architectural variability requirements and required number of design features for each building type, pursuant to Section 155.5601.C.4.
3. Provide a schedule that ensures that each building will be distinguished from others and that repetitive, “look-alike” buildings will be avoided, pursuant to Section 155.5601.C.4.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide a copy of the recorded Plat Note Amendment, prior to Building Permit approval.
 - b. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit issuance.
 - c. Landscape and Irrigation Plans must comply with all applicable Zoning Code requirements as verified by the City’s Urban Forestry Division.
 - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - e. Substantial compliance with the plans, as submitted with this application.

