



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-162

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 7, 2021

FALCONE MAJOR SITE PLAN

Request: Major Building Design
P&Z# 21-12000015
Owner: 1307 Wabash, LLC
Project Location: 3151-3251 North Federal Highway
Folio Number: 484224180010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Matthew Scott (561-405-3350)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This major site plan application is for a mixed-use development with 285 dwelling units and 4,164 square feet of commercial use on a 6.2 acre parcel of land. The project consists of two 7-story buildings, one 7-story building, a 4-story parking garage, and a 7-space detached parking garage. The project also includes surface parking, residential amenities, and landscaping. The project requires the allocation of flex units for the multi-family units in the B-3 district, and the developer has submitted an application for those flex units (PZ#20-05000003).

Zoning / Existing Uses:

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

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

- a. North - General Business (B-3) | Gas Station
- b. South - General Business (B-3), Single Family Residence 3 (RS-3) | Golf Cart Sales, Multi-family and Single Family Residences
- c. West - Single Family Residence 3 (RS-3) | Single Family Residences
- d. East - Lighthouse Point

AAC

City of Pompano Beach

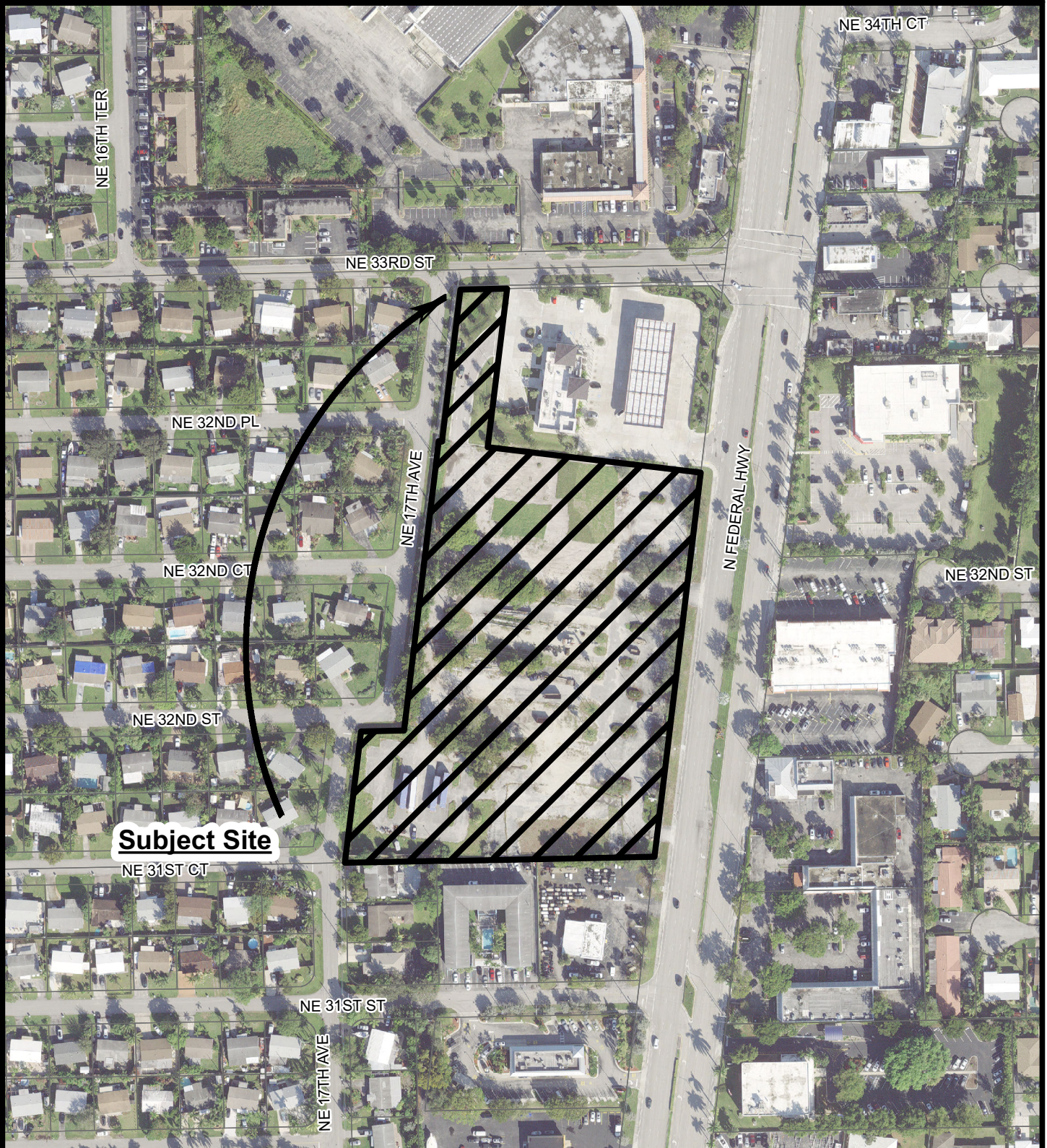
PZ21-12000015

9/6/2022

Staff Conditions:

1. Obtain approval by the City Commission for the allocation of flex units for residential development in a B-3 Zoning District.
2. The north façade of the detached parking garage is visible from North Federal Highway and must have architectural treatment that is consistent with the principal buildings, pursuant to Section 155.5601.C.1.a.
3. The west elevation of the 4-story parking garage must be treated so that all openings are treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, pursuant to Section 155.5601.C.1.b.
4. Provide the final design of the artwork for the ventilated mesh graphic screen on the parking garage facades for AAC approval.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan, one landscape island for every 10 parking spaces, one shade tree in every parking island.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH AERIAL MAP



AAC
1 in = 208 ft

AERIAL MAP

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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