



Staff Report

File #: LN-36

Architectural Appearance Committee
Meeting Date: January 5, 2021

ATLANTIC 3550

Request: Major Building Design
P&Z# 20-12000005
Owner: Atlantic 3350 LLC
Project Location: 3500 E Atlantic Blvd
Folio Number: 494306060600, 494306060670, 494306060681, 494306060600, 494306060610, 494306060620, 494306060651
Land Use Designation: C
Zoning District: B-3/AOD/PCD
Commission District: 1
Agent: Richard Berrie (954- 928-0635)
Project Planner: Max Wemyss(954-786-4671) / Max.Wemyss@copbfl.com

Summary:

The applicant, Richard Berrie of Berrie Architecture & Design, Inc, on behalf of Atlantic 3350 LLC is requesting Major Building Design approval for a new 21-story mixed-use development inclusive of 77 multifamily units, 110 hotel suites, restaurant and retail space, along with associated amenities, parking, landscaping, and streetscape improvements. The development incorporates the existing Walgreens retail store, remodeling the façade while improving the parking and landscaping. The property is located on the southwest corner of the intersection of East Atlantic Blvd and State Road A1A/Ocean Blvd that currently contains three commercial/retail buildings with only the Walgreens proposed to remain. The unified property has land area of 2.08 acres or 90,794 square feet. The project proposes a lot coverage of 68% with a building footprint of 62,016 square feet.

The projects require Major Building Design approval due to the frontages along A1A and East Atlantic Blvd, which are identified as collector and arterial Roadways on Broward County's Trafficways Plan and that this is a new development with more than 15 multifamily dwelling units. The property has a Commercial land use designation and a Zoning designation of B-3/PCD/AOD, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation has been approved by the City Commission with Resolution 2019-270. The site plans were reviewed by the Development Review Committee on June 3, 2020, August 19, 2020, and finally on November 18, 2020.

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:
 - B-3/PCD/AOD | Commercial/Retail (Rayvan Building, Walgreens, etc.)
- A. Surrounding Properties:
 - a. North: B-3/PCD/AOD | WCI/Plaza at Oceanside Development
 - b. South: B-3/B-2/AOD | Vacant land (Pure Residences Development) and Bank of America
 - c. East: B-2/AOD and RM-45/HR | Commercial/Retail and Pompano Beach Club North Condo
 - d. West: B-3/AOD | Riverside Promenade Development

Staff Conditions:

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 Plans entitled:

Atlantic 3350 | 3350 East Atlantic Blvd

PZ# 20-12000005

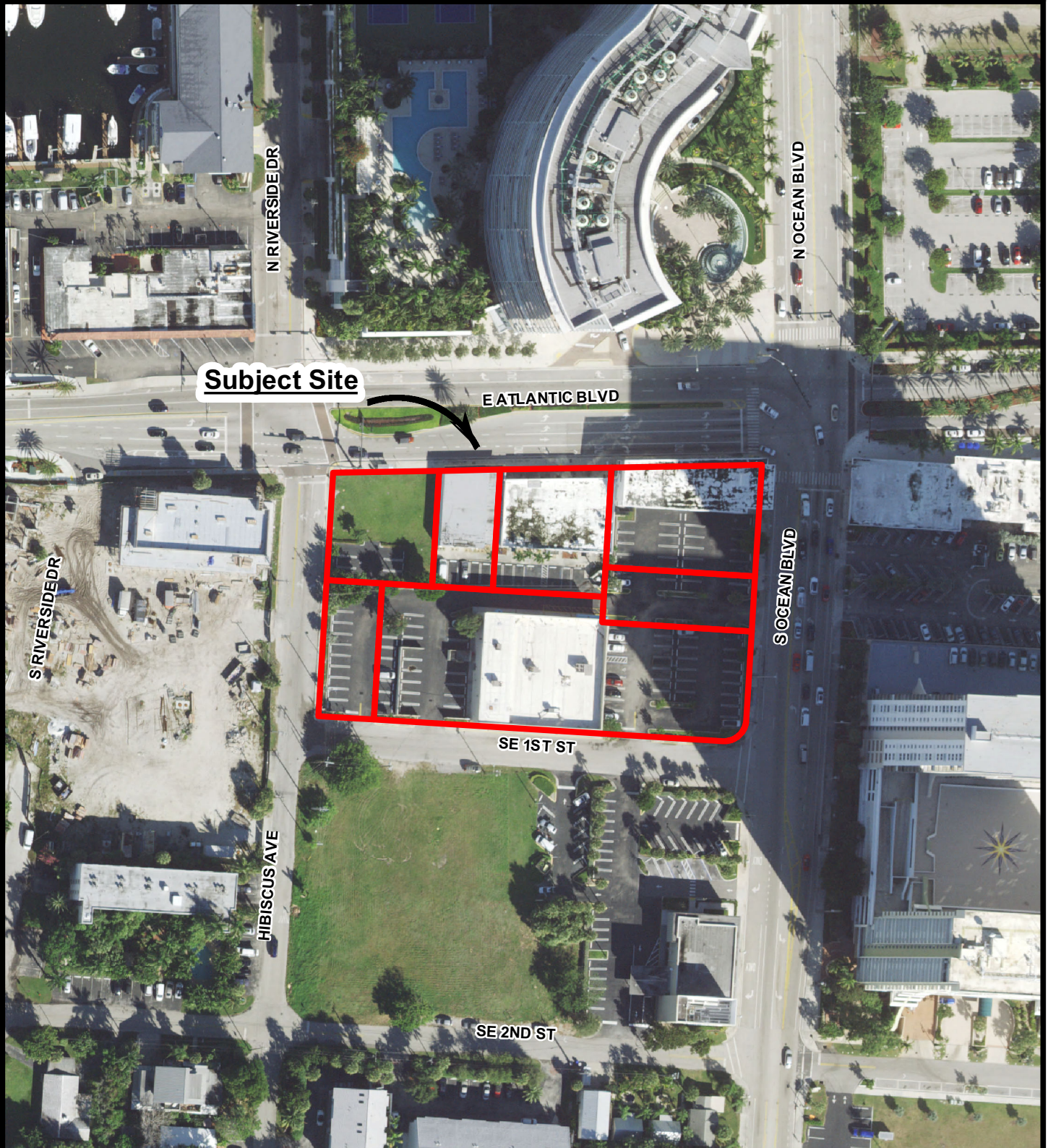
Reviewer: Max Wemyss | 954.786.4671

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

CONDITIONS:

1. Required prior to permit approval:
 - a. Plan shall comply with conditions of Flex Approval via Resolution 2019-270.
 - b. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.
 - c. Obtain Unity of Title prior to building permit approval.
 - d. Obtain necessary easements or dedications for public spaces or right-of-way. Obtain necessary Revocable License Agreements for private improvements proposed in public right-of-way.
 - e. Renew the FDOT Approval for access management from January 5, 2012, which is currently expired.
2. Provide a roof/equipment plan. Any structures, parapets, cornices or similar, over 210' will be limited to screening devices at a maximum height of the equipment.
3. All signage will require approval of the Master Sign Program for the Development by the AAC.
4. Plans must demonstrate compliance with comments issued by the Solid Waste and Recycling Division, including but not limited to DRC comments issued for this site plan.
5. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
6. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
7. 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



1 in = 125 ft

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PREPARED BY
DEPARTMENT OF
DEVELOPMENT SERVICES

12/22/2020

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