

Legislation Text

File #: LN-582, **Version:** 2

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

COVENT GARDENS

Request: Building Design
P&Z# 21-12000031
Owner: ICG CGP58, LLC.
Project Location: 90-140 NW 27 Ave.
Folio Number: 484233650010 & 484233053810
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Barry Moss)
Agent: Andres Vasquez (305-763-8471 / andres@g3aec.com)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct 40 residential units along with a tot lot, associated parking, and landscaping. The total footprint of all buildings is 31,788 square feet on a 116,331 square foot (2.67 acre) site, a total lot coverage of 27.3%. The site plan was reviewed by the Development Review Committee seven times since the original submittal in December of 2021. This is a resubmittal from the April 2, 2024 AAC meeting by the request of the Committee members. The applicant had postponed from the May 7, 2024 AAC meeting. The changes from the original submittal include grey stucco stripes as decorative details around the windows on the fronts and sides of the buildings.

The property is located on the east side of NW 27th Avenue between Atlantic Boulevard and NW 2nd Street.

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) | Vacant lot

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

- a. North - B-2/RS-3 (Community Business/Single Family Residence)| Multi-family residences
- b. South - B-3 (General Business) | Commercial strip mall
- c. East - B-3 (General Business) | A place of worship
- d. West - B-3/B-2 (General Business / Community Business) | Multi-family residences

STAFF CONDITIONS:

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

1. The elevations shall be revised to illustrate the awnings over the corner units on the west side of the property, as shown on the site plan, by time of building permit submittal.
2. The dimension of the building height shown on the Building Section sheets do not match the heights shown on the elevations. All plans shall be consistent by time of building permit submittal.
3. Any project consisting of phasing shall have all site amenities (tot lot, etc.) and landscaping installed on site prior to the issuance of the first Certificate of Occupancy (CO) or similar approval (Temporary Certificate of Occupancy, Certificate of Completion, etc.).
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.