City of Pompano Beach

Legislation Details (With Text)

File #:	LN-155	**Version:** 1	**Name:**	
Type:	AAC Submission		**Status:**	Passed
File created:	6/21/2021		**In control:**	Architectural Appearance Committee
On agenda:	7/6/2021		**Final action:**	7/6/2021
Title:	DOWNTOWN POMPANO APARTMENTS			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. 7/6/21 AAC Stamped Documents, 2. 7/6/21 AAC Drawings			

Date	Ver.	Action By	Action	Result
7/6/2021	1	Architectural Appearance Committee	APPROVED AS AMENDED	

Architectural Appearance Committee
Meeting Date: July 6, 2021

DOWNTOWN POMPANO APARTMENTS

Request:	Major Site Plan
P&Z#	17-12000018
Owner:	Adam Adache
Project Location:	NE 2nd Street and NE 1st Avenue
Folio Number:	484235250120
Land Use Designation:	DPTOC
Zoning District:	DPOD (Downtown Pompano Overlay District)
Commission District:	3
Agent:	Adam Adache
Project Planner:	Pamela Stanton

Summary:

The applicant is requesting approval for various building appearance changes, and for Vernacular or Superior Design Alternative. The Major Building Design was approved by the Architectural Appearance Committee on October 26, 2017, to construct a ten-story mixed-use building with residential units, ground-floor commercial/retail space, a parking garage, on-street parking and landscaping improvements.

The applicant is requesting approval for the following proposed changes:

- Replacement of mesh balcony railings with horizontal ones;

- Replacement of the stone finish along the colonnade with scored stucco;
- Removal of the glazing at the decorative rooftop (beacon) structures so the frames are 'open to sky';
- Relocation of some rooftop planters from the pool deck to the fifth floor roof on the south elevation; and
- Replacement of the approved clear glass to glazing with a grey tint.

The applicant is also requesting approval for Vernacular or Superior Design Alternative for relief from Section 155.3501.O.2.h.ii.g), which requires that active uses (nonresidential or residential lobby) on the ground floor must have the glazed area with a minimum visible light transmittance of 75% and a maximum reflectance of 15%. The applicant is proposing that the residential lobby and retail window area on the south side of the building to have a grey tint storefront. Vernacular or Superior Design Alternative Option #5 has been selected to apply to the project. Option #5 is that the project proposes conspicuous and exemplary displays of sustainability and sustainable design.

The property is located at the intersection of NE 2nd Street and NE 1st Avenue, bordered to the north by NE 3rd Street. One parcel is located on the north side of NE 3rd 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.

I.   Zoning / Existing Uses

    A.   Subject property (Zoning / Existing Use): - Transit Oriented in the Downtown Pompano Overlay District (TO/DPOD) / Vacant land, parking lot, residential buildings, worship center, contractor's office and other commercial buildings.

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

        a)   North - Transit Oriented in the Downtown Pompano Overlay District (TO/DPOD)/ Restaurant and worship center;

        b)   South - Transit Oriented in the Downtown Pompano Overlay District (TO/DPOD)/ Parking lot;

        c)   East - Transit Oriented in the Downtown Pompano Overlay District (TO/DPOD)/ Residential building and vacant land;

        d)   West - Transit Oriented in the Downtown Pompano Overlay District (TO/DPOD)/ Commercial building and parking lot.

Staff Conditions:

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

CONDITIONS:

1.   The project must comply with all Code requirements and conditions of Development Orders.