

Legislation Text

File #: LN-162, **Version:** 6

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: SEPTEMBER 6, 2022

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:

The applicant received approval from the Architectural Appearance Committee on December 7, 2021 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 three 7-story buildings, a 4-story parking garage, and a 7-space detached parking garage, and includes surface parking, residential amenities, and landscaping. The Development Order includes four conditions that require the applicant return to the Committee to present revised plans. The applicant has submitted revised drawings to address the conditions, for consideration by the AAC. The four conditions are:

1. Provide detailed drawings for the attachment of the mesh to the garage facade along with the artwork, for review and approval by the AAC prior to building permit approval.
2. Clarify the building treatment that is proposed behind the mesh screen on the parking garage façade, for approval by the AAC prior to building permit approval.
3. Provide details for the proposed shade structure at the parking garage rooftop, for approval by the AAC prior to building permit approval.
4. The applicant shall revise single-story parking garage elevations to address the proportions and height of the structure, for review and approval by the ACC prior to building permit approval.

The property is located on the west side of North Federal Highway, south of NE 33rd 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): 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

Staff Conditions:

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

1. Plans are subject to the conditions of the Development Order, attached.