



Legislation Text

File #: LN-352, Version: 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 4, 2022

**GOLDEN ACRES SENIOR HOUSING SITE PLAN**

**Request:** Major Site Plan for construction of 100 Low-Income Senior multifamily units.  
**P&Z#** 22-12000021  
**Owner:** Housing Authority of City of Pompano Beach  
**Project Location:** 1050 NW 18<sup>th</sup> Drive  
**Folio Number:** 484234180020 & 484234180010  
**Land Use Designation:** Low Medium (5-10 DU / AC)  
**Zoning District:** RM-12 (Multiple-Family Residence -12)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Andrea Harper (954-788-3400)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

**Summary:**

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to construct two 3-story buildings consisting of 100 senior residential dwelling units. The applicant is relying on the entire site, a total of 75.91 acres, in order to capture additional units from the larger property owned by the Housing Authority of Pompano Beach. The current development is proposed on a 190,122 square feet (4.36 acres) of the overall lot with a building footprint of 18,931 sq. ft. for building "A" and a footprint of 17,885 sq. ft. for building "B." The buildings are comprised of 50 one-bed room units, and 50 two-bedroom units in the RM-12 district.

The property is located on the west side of N Andrews Avenue Extension and on the south side of NW 15 St.

The project received Minor Administrative Adjustment approval to adjust the maximum building length by 10%, from 180 feet to 198 feet for both buildings.

The Development Review Committee (DRC) reviewed the Major Site Plan application on August 17,

2022 and September 21, 2022.

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 - Community Facilities (CF) | Elementary School
- b. South - Heavy Business (B-4), Multiple-Family Residence 20 and Single Family Residence 4 (RS-4) | Grocery Store, Multi-family Residences and Vacant Parcels
- c. West - Multiple Family Residence 20 (RM-20), Heavy Business (B-4) and General Industrial (I-1) | Multi-family Residences and Various Manufacturing / Industrial Uses
- d. East - General Industrial (I-1) | Various Industrial Uses

### Staff Conditions:

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

1. Provide a dashed line on the floor plans and site plan to represent the balcony projections. Verify that there are no conflicts with the proposed balconies and landscaping.
2. Provide evidence that the development achieves at least 12 Sustainable Development Points (TABLE 155.5802, Sustainable Development Options and Points).
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
4. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
5. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.