



Staff Report

File #: LN-84

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: May 4, 2021

NEW RESTAURANT AT TAHA MARINE CENTER

Request: Major Site Plan
P&Z# 20-12000051
Owner: Nader Taha
Project Location: 3109-3231 E Atlantic Blvd
Folio Number: 484331000560
Land Use Designation: C
Zoning District: B-3/AOD
Commission District: 1
Agent: Andre Capi (954-941-3329)
Project Planner: Lauren Gratzer

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval and Vernacular or Superior Design Alternative approval in order to renovate an existing 2,460 square foot commercial building. The building is currently a multiple unit commercial building and will become a restaurant, with an addition of a 2,800 square foot covered outdoor dining area and 421 square foot restroom building. The footprint of the renovated building and addition is 5,681 square feet and a secondary existing building on site is 11,674 square feet. The total of both buildings is 17,355 square feet on a 37,383 square foot (0.86 acre) site, a total lot coverage of 46.45%. The site plan was reviewed by the Development Review Committee on March 17, 2021 and will be re-reviewed on May 5, 2021.

The applicant is requesting approval for Vernacular or Superior Design Alternative for a modification of the following Atlantic Overlay District (AOD) Design Standard:

Table 155.3703.F: Minimum Fenestration/Transparency Width:

Ground-level building facade width occupied by transparent window or door openings must be a minimum 50% for Commercial/Mixed-Use Development. This Code section applies to the south elevation of the building, facing East Atlantic Blvd. To count toward this transparency requirement, a window or door opening



must have a maximum sill height of 2 feet above grade and a minimum head height of 6 feet, 8 includes above grade. The applicant has chosen to apply option #6 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #6 states: *The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.*

The property is located on the northwest corner of N Riverside Drive and E Atlantic Boulevard.

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/AOD (General Business/ Atlantic Boulevard Overlay District) | Commercial strip mall, marine gas station

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

- a. North - B-3/AOD (General Business/ Atlantic Boulevard Overlay District) | Commercial strip mall and marina
- b. South - B-3/AOD (General Business/ Atlantic Boulevard Overlay District) | Commercial property under construction (retail and restaurants)
- c. East - B-3/PCD/AOD (General Business/ Planned Commercial District /Atlantic Boulevard Overlay District) | Residential high rise
- d. West - W (Water) | Intercostal Waterway

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR

5/4/2021

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 Plan entitled:

New Restaurant at Taha Marine Center / 3109-3231 E. Atlantic Boulevard

PZ# 20-12000051

Reviewer: Lauren Gratzer (954) 545-7792

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

CONDITIONS:

1. Obtain approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative to allow for a deviation from the Fenestration/Transparency requirement of Table §155.3703.F for the south elevation.
2. The trash enclosure must comply with all setback and screening requirements of Code Section 155.5301.C.
3. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened pursuant to Code Section 155.5301.A.1.a.
4. Trees shall be planted at least 15 feet from any light fixture mounted on a pole pursuant to Code Section 155.5203.B.2.g.i.c.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
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



Subject Site

1 in = 83 ft

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DEPARTMENT OF
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