

Staff Report

File #: LN-792

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: FEBRUARY 3, 2026

BIG TREE BBQ

Request: Building Design
P&Z# 25-12000012
Owner: Pompano Beach Community Redevelopment Agency
Project Location: N Powerline Rd
Folio Number: 484233020220; 484233020230; 484233020550; 484233020560; 484233040770
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting approval of a Minor Site Plan for the construction of a new commercial development for a BBQ Restaurant. The property is located on the east side of Powerline Road, between NW 5 Street and NW 4 Court. The proposed 1,468-square-foot restaurant includes a 400-square-foot covered outdoor patio, and 13 parking spaces. The lot coverage is 9%. The site plan was reviewed by the Development Review Committee on October 1 and December 3, 2025.

The project site is located in a Community Business (B-2) Zoning District and has a Commercial (C) Land Use designation.

The project received approval for three Variances from the Zoning Board of Appeals on January 15, 2026, for relief from:

- 1. Section 155.5101.G.3.a**, to allow driveway access points located less than 100 linear feet from an intersection with Powerline Road (approximately 81'-10" at NW 5 Street and 0' at NW 4 Court), where 100' is required.
- 2. Section 155.5203.D.3.c.ii**, to allow reduced perimeter landscaping strip widths of approximately 7 feet along portions of the Powerline Road frontage and approximately 8 inches along a portion of the west property line, where a minimum width of 10 feet is required.
- 3. Table 155.5203.F.3**, to allow modifications and reductions to the required Type B and Type C perimeter buffers along portions of the property, in lieu of full compliance with the prescribed buffer widths and standards.

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.

The proposed building meets the Intensity and Dimensional Standards established by the Code for the B-2 Zone.

Zoning | Existing Uses:

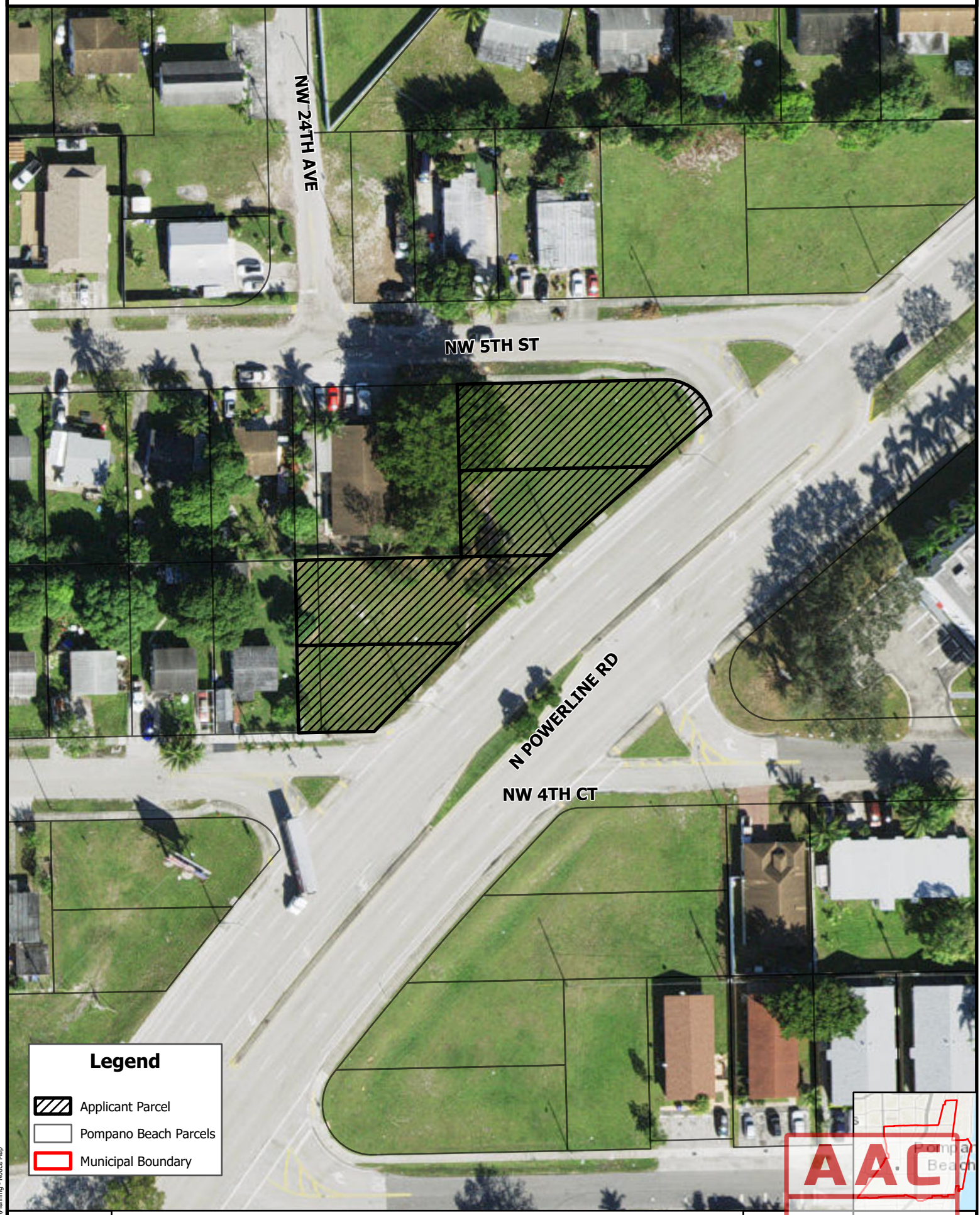
- A. Subject Property (Zoning | Existing Use): B-2 Community Business | Developed Lot.
- B. Surrounding Properties (Zoning | Existing Use):
 - a. North: RS-2 | Duplex and vacant residential lots.
 - b. South: B-2 | Vacant commercial lot.
 - c. East: RM-12 | House of worship.
 - d. West: B-2 - RS-3 | Multiple-family and Single-family home.

Staff Conditions:




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

1. Provide a Unity of Title as required by Section 155.2401.
2. Comply with the conditions of approval for each of the Orders issued in approval of the three Variances by the Zoning Board of Appeals at the public hearing, dated January 15, 2026.
3. Standard Conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
 - d. 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



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:871

Date Exported:
1/8/2026

N Powerline Rd & NW 5th St
POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY



AAC

PZ25-12000012
02/03/2026



Pompano Beach
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