

## Staff Report

---

**File #:** LN-147

---

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 4, 2023

### SHOPPER'S HAVEN REDEVELOPMENT

**Request:** Building Design  
**P&Z#** 21-12000004  
**Owner:** 40<sup>th</sup> Street LLC  
**Project Location:** 3301 N. Federal Highway  
**Folio Number:** 484224190010  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (General Business)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Matthew Scott (561-405-3350)  
**Project Planner:** Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

### Summary:

The applicant is requesting approval of a modification to the approved project to redevelop an existing grocery store and retail space. The applicant received approval from the Architectural Appearance Committee on September 7, 2022 for the project. The applicant proposes to demolish the vacant grocery store space (52,679 sq. ft.) and adjacent retail store (4,869 sq.ft.) and construct a total of 53,156 sq.ft for this tenant space. The project also includes remodeling the shopping plaza façade and updating the existing parking layout. The Development Order includes conditions that require pavers to be provided in the drive aisle in front of the grocer and at all entry driveways from the property line to the first driveway intersection, no less than 20 feet. The applicant is requesting the Committee reconsider the condition that requires pavers to be placed in the drive aisle in front of the grocer, and allow concrete to be installed in place of the pavers at that location. The concrete is proposed to be a similar color as the pavers that will be installed at all entry driveways.

The property is located at the southwest corner of East Sample Road and North Federal Highway.

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 (General Business) | Shopper's Haven (Shopping Center- Community)
- B. Surrounding Properties (Zoning District | Existing Use):
- a. North - B-3 (General Business) | Service Station, Retail, Restaurant, Office
  - b. South - RM-12 (Multiple-Family Residence 12), B-3 (General Business), RS-3 (Single-Family Residence 3) | Multi-family, Service Station, Single Family
  - c. East - City of Lighthouse Point
  - d. West - B-3 (General Business), B-1 (Limited Business), RM-12 (Multiple-Family Residence 12) | Retail, Office, Multi-family apartments

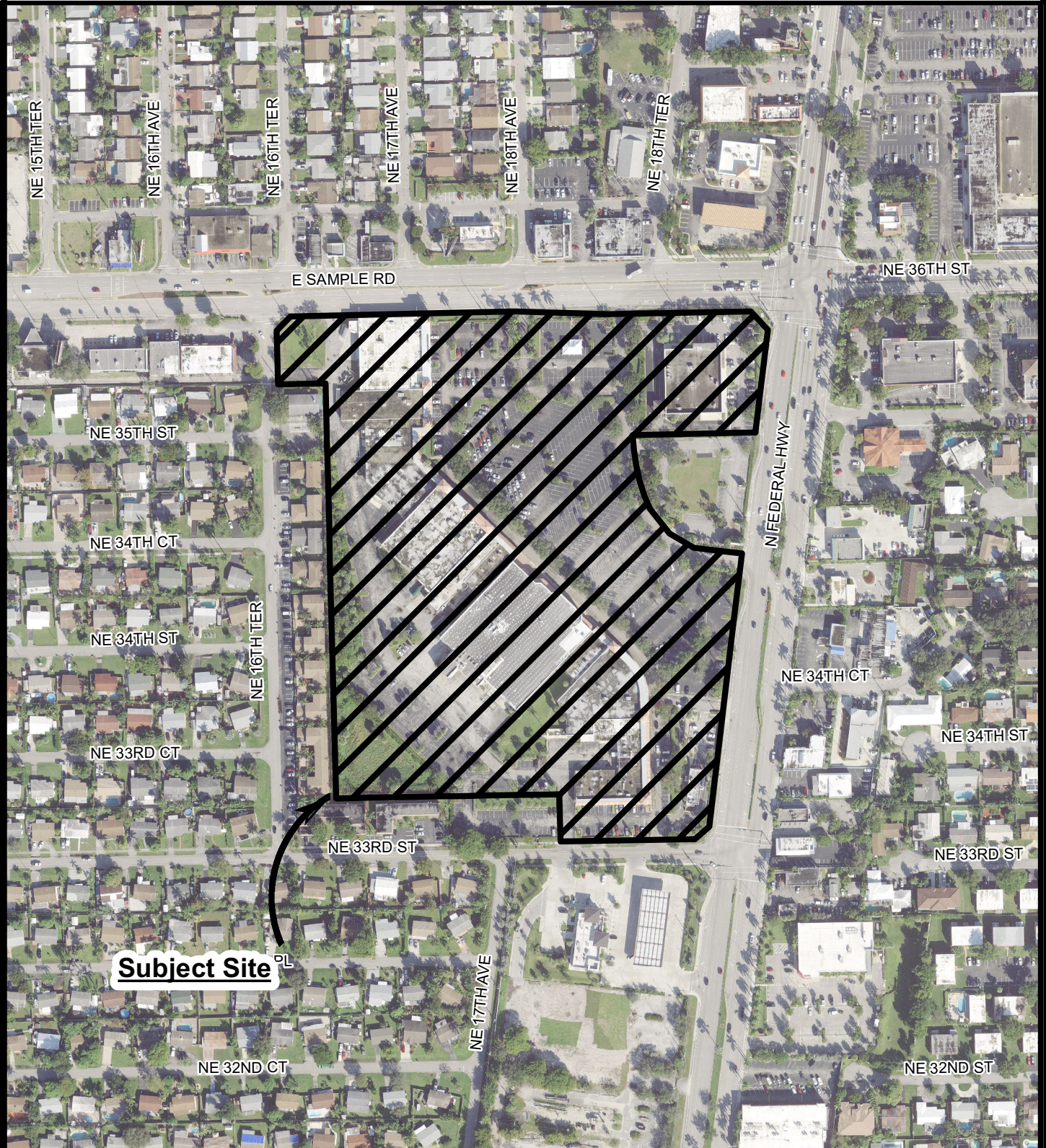
**Staff Conditions:**

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

1. Verify the color specification and manufacturer product information for the concrete to be install in front of the new anchor. Revise the Legend provided on the Hardscape Plan to include the manufacturer product information and color.
2. All staff conditions of the Development remain in effect.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 292 ft

330 N Federal Highway

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

7/14/2022

UmaSau

Z:\arcgis\Planning\All\_Maps\IP&Z\_Packets\2021\21-120000\_Aerial Ma.mxd

PZ21-12000004

4/4/23