



## Staff Report

**File #:** LN-147

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 2, 2022

### 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 (Hellena.lahens@copbfl.com / (954-786-5554)

#### Summary:

The applicant is requesting Building Design approval for a Minor Site Plan to redevelop the existing grocery store retail space that was previously occupied by Winn-Dixie. The applicant proposes to demolish the vacant grocery store space (52,679 sq. ft.) and the adjacent retail space (4,869 sq.ft.) and reconstruct a total of 53,156 sq. ft. of retail space. The project also includes remodeling the shopping plaza façade and updating the existing parking area layout. The total building area is 183,244 sq. ft. on a 963,152 sq. ft. site (lot coverage of 19%). The site plan was reviewed by the Development Review Committee on July 7, 2021 and June 15, 2022.

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. A Master Sign Program must be approved by the Architectural Appearance Committee for the proposed multi-tenant building, pursuant to Section 155.2416.
2. Modify the photometric plan to add the overall height of the light poles including the light fixtures. The maximum height of the exterior lighting, whether mounted on poles or walls, shall not exceed 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district, pursuant to Section 155.5401.D. All other lights shall not exceed 30 ft.
3. Identify “new” or “existing” lights on the photometric plan. A new light pole shall be placed at least 15 ft. away from tree or palm trunks, pursuant to Section 155.5203.B.2.g.i.(C).
4. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.
5. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City’s Urban Forestry Division.
6. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.





PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES