



Staff Report

File #: LN-556

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: FEBRUARY 6, 2024

CHARLOTTE BURRIE PLAZA & PASSIVE PARK

Request:	Major Building Design
P&Z#	23-12000041
Owner:	City of Pompano Beach
Project Location:	2669 N Federal Hwy.
Folio Number:	484224080611, 484319000240
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	2 (Rhonda Sigerson-Eaton)
Agent:	Paola West (pwest@planw3st.com)
Project Planner:	Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval for a 32,241-square-foot passive park ancillary to the existing Charlotte Burrie Civic Center and associated site improvements on the property located at 2669 N Federal Highway. The project is unified with and incorporated into the Major Site Plan for the completed Charlotte Burrie Building Civic Center (Development Order PZ#15-12000060), which authorized the construction of an 8,712-square-foot multi-use Civic Center. Access to the park can be gained from the main community entrance on North Federal Highway or from the newly created entrance from the Cresthaven neighborhood to the west.

The Development Review Committee (DRC) reviewed the plans on October 10th and December 6th of 2023. The Minor Site Plan for this ancillary park obtained a Development Order on January 18th, 2024. The site plan also successfully obtained a Public Purpose Adjustment for the maximum allowable height of lighting fixtures and to allow light poles in the landscape islands as designated on the approved landscape plan.

The project is located on North Federal Hwy at approximately NE 26 St.

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 Parcel attached to the existing Charlotte Burrie Center.

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

- a. North - General Business (B-3) | Vacant Parcel & Auto Dealership;
- b. South - General Business (B-3) & Public Utilities (PU) | Self Storage facility and FPL substation;
- c. West - Public Utilities (PU) & Single Family Residence-4 (RS-4)| Lift station and single family homes;
- d. East - City of Lighthouse Point | Commercial Boat Sales

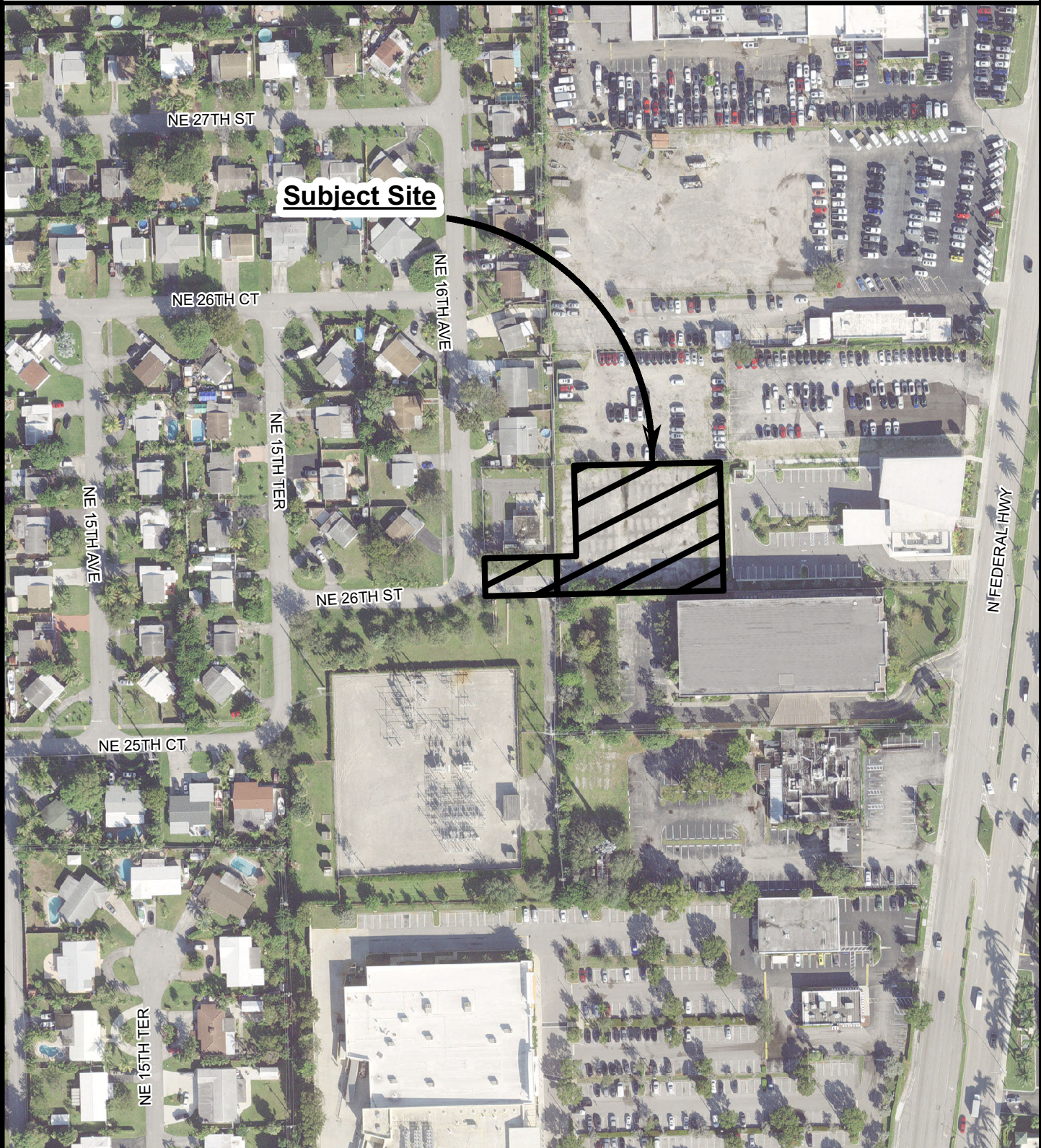
Staff Conditions:

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

CONDITIONS:

- 1. Successfully vacate the FPL utility easement shown on the site plan.
- 2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

1/9/2024

SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-1200041
02/06/2024