

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 15-563

DATE: October 13, 2015

TO: Architectural Appearance Committee

FROM: Daniel T. Keester, Planner 

RE: Riverside Promenade - Major Building Design
October 22, 2015 Meeting

P&Z #15- 12000011

The following is a brief summary of information on the subject and surrounding properties. The applicant is requesting Major Building Design approval in order to construct two (2) new two-story restaurants on the intracoastal and a one-story retail building. In addition to the site plan and building design applications, the applicant has submitted a right-of-way abandonment application for a portion of S Riverside Drive. The property is currently vacant. In addition to the three new commercial buildings, the site will include a surface parking lot with 101 spaces, bike parking, on-street parking, and associated landscaping. The total lot coverage proposed is 95,102 square feet on a 435,033 square foot (9.987 acre) site (21.86% lot coverage).

The property is located south of East Atlantic Boulevard between the Intracoastal and Hibiscus Avenue.

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.

I. Zoning / Existing Uses

A. Subject property (Zoning / Existing Use): – B-3/ AOD / Vacant Land

B. Surrounding Properties (Zoning District / Existing Use):

- a) North - B-3/ AOD (General Business), Existing Shopping Center, Future Bridgetown (Commercial Building)
- b) South - RM-45/ B-2/ AOD (Multi-Family and Community Business)/ Multi-Family Residences
- c) East - B-3/ PCD/ AOD (General Business with Planned Commercial Development) / Existing Commercial Shopping Center, Future Atlantic 3350 (Hotel/ Condo Mixed Use Building)
- d) West – Intracoastal & B-3/ AOD (General Business) – St. Martin's Church

Conditions:

1. The sign plan will come back to the Architectural Appearance Committee for review prior to approval of building permits.
2. The CBS wall will have a decorative cap that matches the building.

5. RIVERSIDE PROMENADE
Planning & Zoning #15-12000011

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **LAWRENCE KRAMER** on behalf of **TSATAS ACQUISITIONS** in order to construct two (2) new two-story restaurants on the Intracoastal Waterway and a one-story retail building. In addition to the site plan and building design applications, the applicant has submitted a right-of-way abandonment application for a portion of S Riverside Drive. The property is currently vacant. In addition to the three new commercial buildings, the site will include a surface parking lot with 101 spaces, bike parking, on-street parking, and associated landscaping on the following described property:

LOTS 1 AND 2, BLOCK 5, LESS THE NORTH 15' THEREOF, TOGETHER WITH LOT 3, BLOCK 5, "POMPAÑO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH PARCEL 2, DESCRIBED AS FOLLOWS:

LOTS 1,2,3,4 AND 5, BLOCK 1, "POMPAÑO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS THE NORTH 20 FEET THEREOF; THE EAST 5' THEREOF; AND THE WEST 5' THEREOF. FOR ROAD RIGHT-OF-WAY.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH PROPOSED RIGH-OF-WAY ABANDONMENT

CONTAINING:

PARCEL 1 33,421.10 SQUARE FEET

PARCEL 2 55,937.27 SQUARE FEET

ABANDONMENT 16,174.08 SQUARE FEET

TOTAL SQUARE FOOTAGE= 105,532.45 SQUARE FEET, MORE OR LESS

AKA: 101 S Riverside Drive & 3200 E. Atlantic Boulevard
ZONED: B-3/ AOD
STAFF CONTACT: Daniel Keester

The following person was present to answer any questions regarding the project:
Julio Montaner (4310 West Broward Boulevard, Plantation, FL)

If approved by the Architectural Appearance Committee, staff recommends approval of the sign program with the following conditions:

CONDITIONS:

1. A Unity of Title will be required prior to building permit approval.
2. Abandonment submitted for Riverside must be continue, site plan approval is contingent upon approval of the abandonment, coordinate with Maggie Barszewski. The application may not continue forward to the Planning & Zoning Board (P&Z) until the issues related to his abandonment can be resolved.

NOTE: Any person who decides to appeal any decision of the ARCHITECTURAL APPEARANCE COMMITTEE with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // MRE // 10.2.2015

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3. Right-of-way dedication, north of Building "C" is not rendered correctly on the plans. Right-of-way dedication, north of Building "A" is not noted on plans. Surveys & site plans do not correctly indicate the right-of-way for Atlantic Blvd. Right-of-way for Atlantic Blvd must be 120 feet, and Hibiscus & Riverside must be 60 feet. Right-of-way Dedication must be approved by City Commission, prior to building permit approval.
4. All elements on waterways must obtain approvals from the Army Core of Engineers, FDOT and all other appropriate parties.
5. Type B buffers are required along the residential uses. Applicant will submit an application for a variance. An application for a variance must be submitted prior to P&Z submittal.
6. Properties within the CRA are not required to provide parking up to January 4, 2016. After this date, since the proposal is less than 25,000 square feet of gross square feet there is still no parking required. Provide a note on SP-2 indicating the parking requirement.
7. Building "C" fenestrations will require a variance from the AOD standards 155.3703.F.5, as this elevation currently proposes less than the required 50% transparency requirements. Applicant will submit an application for a variance. An application for a variance must be submitted prior to P&Z submittal.
8. Clarify the Architectural Style: Old Florida, Tropical Contemporary or Nautical Moderne. Provide narrative how each design element is addressed.
9. A minimum of 50 feet stacking is required from Hibiscus & Riverside, currently insufficient stacking is provided. Revise parking lot layout to conform to Table 155.5101.G.8.B. Applicant suggests that an application for a variance will be submitted, and an application for a variance must be submitted prior to P&Z submittal.
10. Clarify if access to the waterway will be public, or if there will be restrictions.
11. Submit color samples and materials to the AAC meeting, for AAC review of the Major Building Design.
12. Provide a letter responding to each AAC & DRC comment upon resubmittal, from each discipline and how they were addressed.

Mr. Zbikowski asked when the project will go to the P&Z board for the right-of-way vacation.

Mr. Montaner stated that the applicant has submitted the application and agreed to all conditions, but the Florida Department of Transportation is requesting that the City instigate the coordination to vacate the street. Maggie Barszewski is the Planner with the City of Pompano Beach that is working on the vacation. Mr. Montaner explained that a portion of Riverside Drive will need to be vacated in order for his proposal to work.

Mr. Keester stated that the portion of Riverside Drive that is to be vacated is the portion immediately to the south of Atlantic Boulevard. The intersection would remain, but cars would be entering the development instead of a public street. There would be a cul-de-sac that terminates the street at the southern end of the development.

Mr. Zbikowski noted that since the vacation has not yet gone to the Planning and Zoning Board, it may be at least three months before the vacation is approved. He is concerned that the project would need to be resubmitted. He questioned why the project was before the committee.

Mr. Keester stated that it is the applicant's intent to begin getting comments and input from the Architectural Appearance Committee so that when the vacation is finalized they would have a vetted design.

Mr. Zbikowski stated that the board would hear the project, but there seems to be many questions that will be brought up.

Mr. Montaner stated that the property owner will be the tenant of the proposed restaurants. They own Madisons on Glades Road in Boca Raton. The proposed restaurant will be their second Madisons. The second restaurant on the site will be a seafood restaurant that will also be operated by the owner. The applicant has been working closely with Horacio Danovich and the CRA on this project. It was the CRA's suggestion to locate the restaurant on Atlantic Boulevard and to vacate the portion of Riverside Drive. The traffic studies showed that there are very few who turn south onto Riverside Drive from Atlantic Boulevard. Those who do so must deal with slowing down suddenly and making a turn from a sloped road. With the reconfiguration of the intersection, drivers turning west on Atlantic Boulevard would turn east and U-turn at the intersection at A-1-A.

Mr. Zbikowski asked how the restaurant meets the maritime theme since the development is in the Atlantic Overlay District.

Mr. Montaner stated that one of the challenges of the site is the way the sun impacts the outdoor diners. In order to provide shade for the diners, sails will be used as a removable canopy along the intercostal. The dock will also continue north to connect both sides of the bridge. The restaurants will be a Tropical Contemporary Architectural Style. The commercial building will be a Nautical Moderne Architectural Style because of the glass, metal, and concrete. The two restaurants are designed to look similar to one another with stucco finishes. It is important to make them look similar because they are grouped together while the commercial building is across the street.

Mr. Zbikowski stated that building C does not look nautical. Since that is the building that will be most prominent, it should be the building that has the best design and should look more nautical.

Mr. Montaner stated that he used the Zoning Code's definition of what constitutes Nautical Moderne. The proposed buildings are designed to look very modern.

Mr. Keester stated that Bridgetown has been approved for just across Atlantic Boulevard and the style is nautical and Old Florida style.

Mr. Zbikowski stated that this building should be compatible with the surrounding developments such as Bridgetown and Houston's, which have nautical designs.

Mr. Montaner stated that the designs are light with glass to open up the spaces to the outside. The designs are compatible with the proposed development to the east.

Mr. Syrek questioned whether Building B is Tropical Contemporary. He asked if it was the opinion of the architect that the building is a Tropical Contemporary style building.

Mr. Montaner stated that the building was designed and then the elements that are required for each style was incorporated to the design afterward.

Mr. Syrek stated that he understands that adapting the design to the architectural guidelines can be difficult, but the guidelines must be met. He also stated that he would like to see more of a

connection between buildings A and C. He asked if there would be access through the development or if there would be gates to separate the buildings.

Mr. Montaner stated that there will be open access throughout the development.

Mr. Syrek asked about the access to and from the round-about. He is concerned about the north-bound cars on Riverside Drive being diverted east to Hibiscus and having to drive through a parking lot. He asked if the perpendicular parking spaces along the driveway that connects Riverside Drive and Hibiscus Avenue are required spaces.

Mr. Montaner stated that even though the overlay does not have parking requirements, the development will need ample parking to support the uses. He added that the CRA requested the vacation and dedication be included in the site design.

Mr. Elroweny likes the site plan and the connection between the buildings. He acknowledged that there has been attention given to the area between the buildings and they are not treated as leftover space. Although he likes the buildings, he noted that there doesn't seem to be much "Tropical" in the "Contemporary" buildings. The design seems to only do the minimal that the code requires. He suggested that perhaps the sail elements could be introduced throughout the design of the building. He sees a lot of connection with the Ocean Side development and other buildings around the site. It is a well-designed project and he hopes it can work.

Mr. Montaner stated that the City will be installing design elements on either side of the bridge that would incorporate the sails of this development into the overall area and the north side of Atlantic Boulevard.

Mr. Zbikowski asked Mr. Montaner why Riverside will be open.

Mr. Montaner stated that the street will be vacated, but the function will remain the same.

Mr. Zbikowski stated that the intersection of Riverside Drive on Atlantic Boulevard is often a dangerous intersection and he wonders if the applicant would consider closing Riverside Drive altogether. It would be safer for drivers and would make the site plan work better. There would be more open space and greater connectivity.

Mr. Montaner stated that the road is proposed to be a one-way road from Atlantic Boulevard, but will be a two-way road south of and east of the roundabout.

Mr. Zbikowski thinks it would be to everyone's benefit to close the connection to Atlantic Boulevard. He also stated that building A needs to look more like the other two. The rear of buildings B and C will need more details. The current proposal makes the elevations look very plain.

Mr. Elroweny stated that the proposed outdoor seating will add interest to the rear elevations.

Mr. Balint agrees that closing off Riverside Drive would open up more opportunities for a true pedestrian connection to the beach. The area could potentially become more of a plaza and open restaurant seating. He would like the applicant to clean up the black and white elevations. The dashed lines showing things that are hidden could be removed. The callouts should be able to be seen more as well. Some of the renderings don't match the elevations. The south elevation of

Madisons reads as a plain gray wall in the renderings, but in the elevations there are windows and a service door.

Mr. Pancoast stated that if Riverside Drive became a pedestrian walkway between the restaurants and the commercial building, it would work better. He mentioned that the Everglades Palms that are proposed require abundant soil and water and he hopes that both will be provided so that the palms will survive.

Mr. Elroweny asked if the committee thinks that building A should match buildings B and C.

Mr. Zbikowski stated that building A should take on elements of the other two buildings, but give off a statement of destination. If Riverside Drive closes, the entrance to the development will be Hibiscus Avenue, making building A the most prominent building on the site. It would serve as an entrance to the development and should be designed as such.

MOTION by Joby Balint and seconded by John Pancoast to resubmit. All voted in favor of the above motion.

F. OTHER BUSINESS

Proposed AAC Schedule for 2016

Mr. Keester provided the committee with two proposed schedules for the 2016 AAC meeting dates and deadlines. He asked if the committee would consider changing the time and location of the meeting. He asked the committee to discuss if the committee has enjoyed the new location and what issues they feel have impacted reviews. He proposed either reverting to the Commission Chamber Conference Room on the second Thursday of each month or keeping the meetings on the Fourth Thursday in the Commission Chambers.

Mr. Balint and Mr. Pancoast stated that they would be happy in either situation.

Mr. Syrek asked how the access to ePlan would differ.

Mr. Keester stated that the laptops would be set up in the same way except they would be at the tables. This was done before the location was switched to the Commission Chamber.

Mr. Syrek stated that he likes being able to see the plans and color samples around the tables and could see going back to the conference room.

Mr. Elroweny stated that he prefers the fourth Thursdays and he also prefers the Commission Chamber. The conference room was very crowded, especially with the computers. It was hard for everyone to see the boards at the same time. He thinks if the applicants are prepared to use the tools available to them in the Commission Chamber, then they will be able to present very effectively.

Mr. Zbikowski also prefers the Commission Chamber. He stated that it would be helpful, especially for the larger projects, to have supplemental sheets for the presentations. He would like sign packages to have the sign plans printed so that they can be discussed.

Mr. Keester summarized that the board would like to stay in the Commission Chamber and keep the meetings on the fourth Thursday of every month.

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ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
10/22/2015

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Riverside Promenade
P&Z # 15-12000011

Reviewer: Daniel Keester (954-786-5541)

If approved by the Architectural Appearance Committee, staff recommends approval of the site plan with the following conditions:

CONDITIONS:

1. A Unity of Title will be required prior to building permit approval.
2. Abandonment submitted for Riverside must be continue, site plan approval is contingent upon approval of the abandonment, coordinate with Maggie Barszewski. The application may not continue forward to the Planning & Zoning Board (P&Z) until the issues related to his abandonment can be resolved.
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