



Staff Report

File #: LN-84

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: JUNE 23, 2021

NEW RESTAURANT AT TAHA MARINE CENTER

Request: Major Site Plan
P&Z# 20-12000051
Owner: Nader Taha
Project Location: 3109-3231 E Atlantic Blvd
Folio Number: 484331000560
Land Use Designation: C (Commercial)
Zoning District: B-3/AOD (General Business/Atlantic Overlay District)
Commission District: 1
Agent: Andre Capi (954-941-3329)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to renovate an existing 2,460 square foot commercial building. The building is currently a commercial building with multiple tenants and the proposal will be replaced with a restaurant that will include a 2,800 square foot covered addition for outdoor dining and 421 square foot restroom building. The footprint of the renovated building and addition is 5,681 square feet and a secondary existing building on site is 11,674 square feet. The total of both buildings is 17,355 square feet on a 37,383 square foot (0.86 acre) site, a total lot coverage of 46.45%. The site plan was reviewed by the Development Review Committee on March 17, 2021 and re-reviewed by the Development Review Committee on May 5, 2021. The site plan received Major Building Design approval by the Architectural Appearance Committee on May 4, 2021.

The property is located on the northwest corner of N Riverside Drive and E Atlantic Boulevard.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property has a Commercial (C) land use designation. The proposed restaurant is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Policy 01.06.12 *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

Policy 01.14.01 *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

Policy 01.14.07 *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the standards for development within the B-3 (General Business) zoning district and the AOD (Atlantic Boulevard Overlay District).

Article 4: Use Standards

The development proposes a nonresidential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4218.E: Restaurant.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

The project has received Building Design approval from the Architectural Appearance Committee (AAC).

As part of the Major Site Plan and Building Design application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential and mixed-use development.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

This site was originally developed in 1962-1963. There is no current site plan on file with the City.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements.

<i>Wastewater Treatment Demand</i>	<i>1,200.00 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>1,423.20 gallons per day *</i>
<i>Raw Water Demand</i>	<i>1,537.06 gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>
<i>School Impacts</i>	<i>N/A</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet concurrency</i>
<i>Solid Waste Generation</i>	<i>240 lbs. per meal (City has a contract with the Waste Management for disposal of all solid waste through 2021)</i>

**The City has adequate capacity to serve the proposed project*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development utilizes its existing access from Atlantic Boulevard and is designed to provide safe, adequate, paved vehicular access between buildings within the development.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is not located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02
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The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive Lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

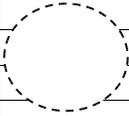
The proposed development complies with the approved Transportation Corridor Study. This plan calls for retail frontage of the subject parcel. This is achieved by the existing retail and commercial tenants facing Atlantic Boulevard.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. All trees shall be planted at least 15 feet from any light fixture mounted on a pole pursuant to Code Section 155.5203.B.2.g.i.c.
2. As indicated on the revised garbage access plan, access for garbage collection will be provided from Atlantic Boulevard.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. No off-street parking spaces are required for a new principal structure or accessory structure related to eating and drinking establishments located on property of one-acre or less if constructed by or having a valid building permit as of January 4, 2026 (155.3703.E.2). If this standard is not met by the designated date the applicant shall revise the site plan to account for additional required parking.
 - 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.

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisurville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
*	C Commercial	RM-12	Multiple-Family Residence 12
	CR Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		*	B-3 General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano Transit Oriented Corridor	PR	Parks & Recreation
		CF	Community Facilities
		PU	Public Utility
ETOC	East Transit Oriented Corridor	T	Transportation
		BP	Business Parking
	Number	LAC	Local Activity Center
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		*	AOD Atlantic Boulevard Overlay District
			CRAO Community Redevelopment Area Overlay
			NCO Neighborhood Conservation Overlay
			APO Air Park Overlay
			DP Downtown Pompano Beach Overlay

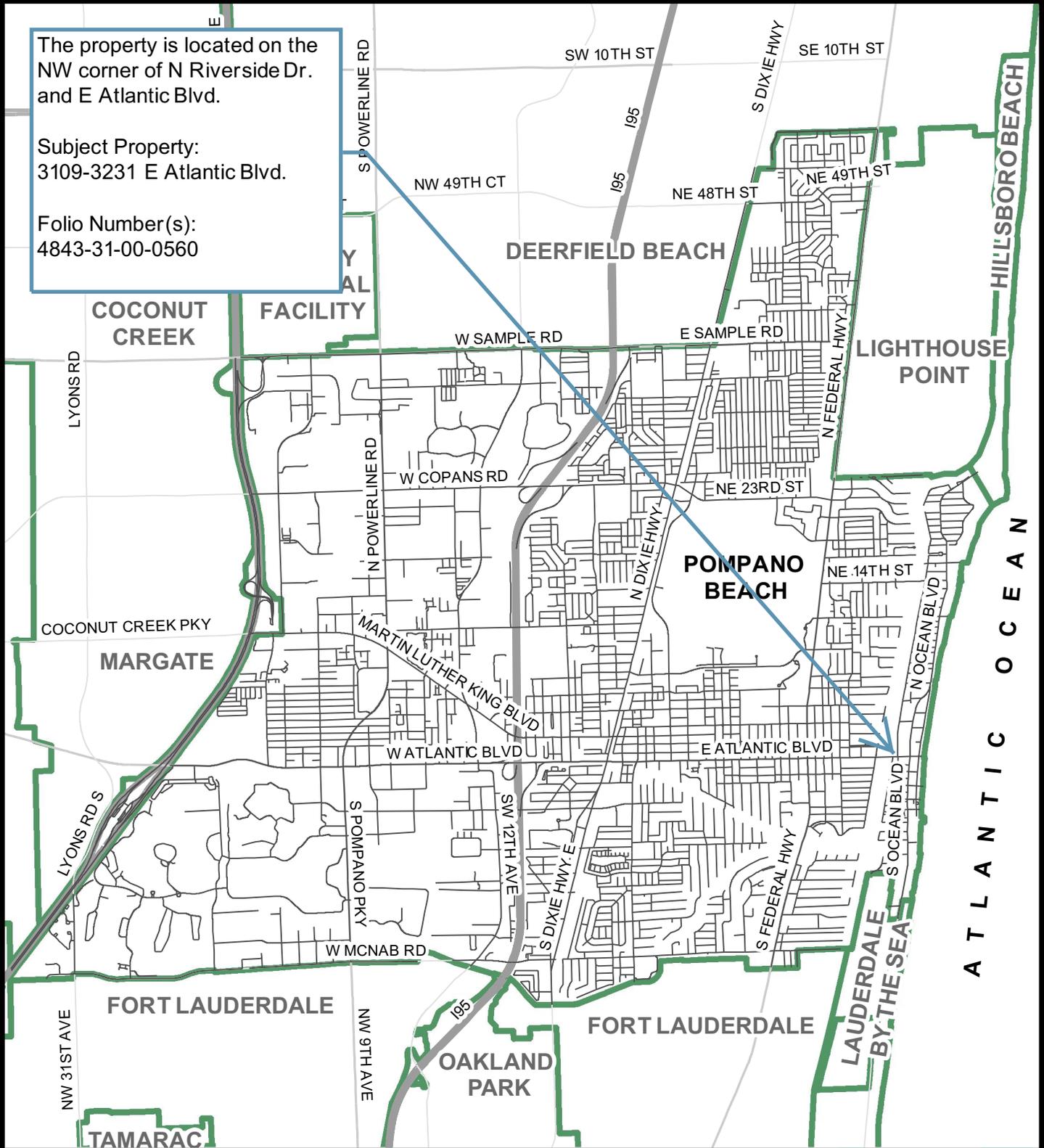
CITY OF POMPANO BEACH LOCATION MAP



The property is located on the
NW corner of N Riverside Dr.
and E Atlantic Blvd.

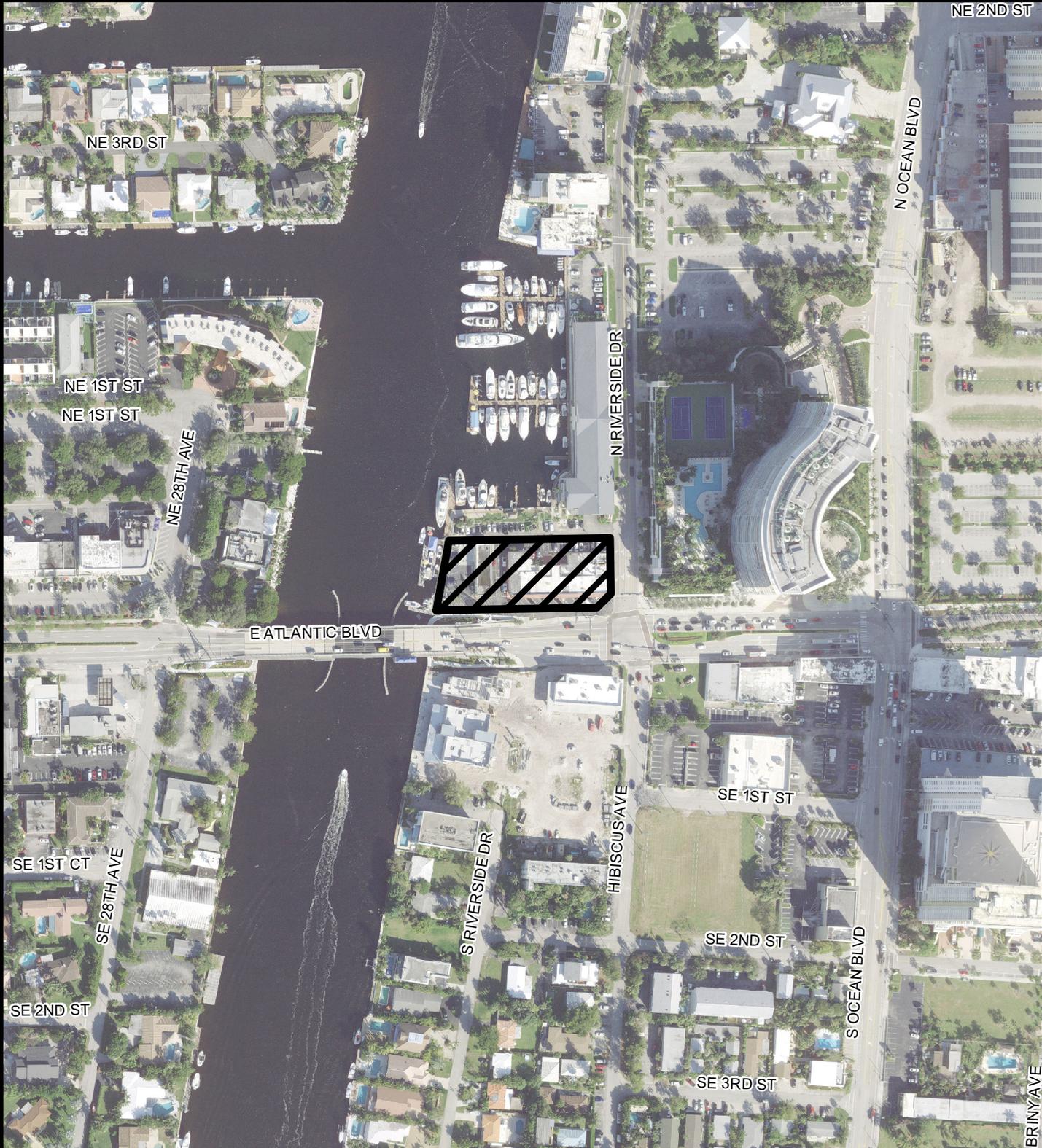
Subject Property:
3109-3231 E Atlantic Blvd.

Folio Number(s):
4843-31-00-0560



1 in = 1 miles

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

6/9/2021

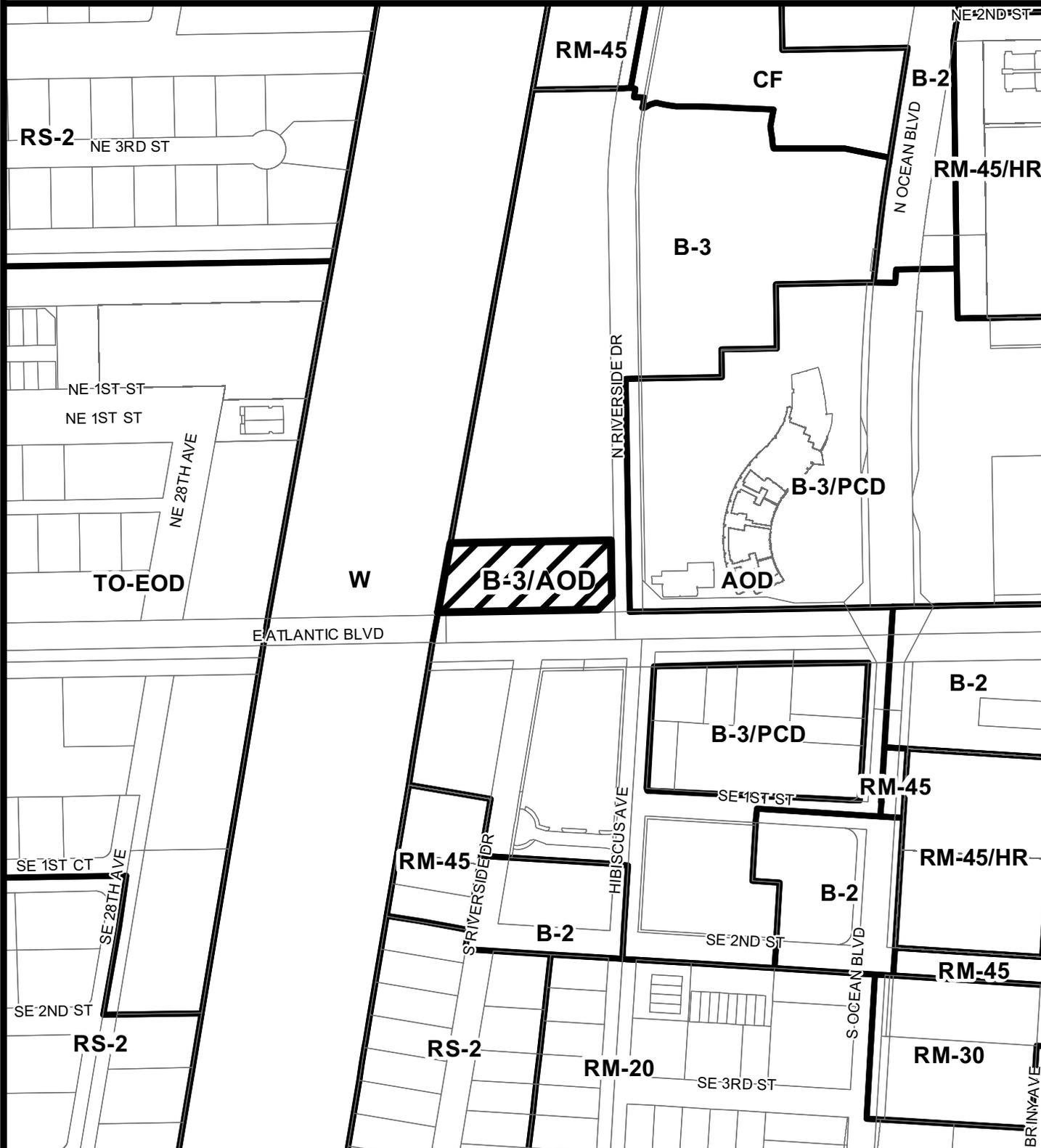
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES
P&Z

PZ20-12000051
6/23/2021

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

6/9/2021

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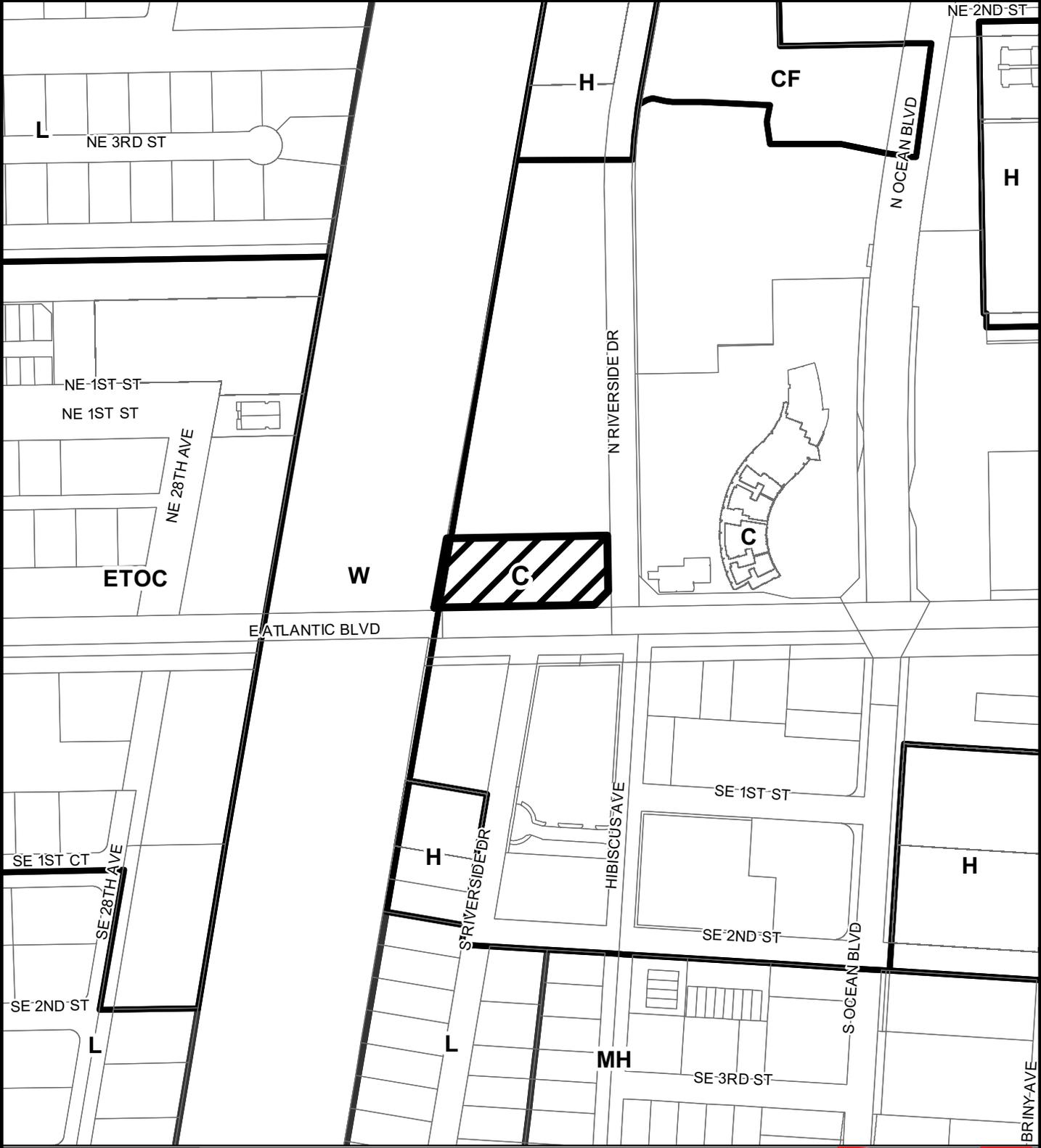
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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