



Staff Report

File #: LN-360

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 2, 2023

LIVE! VENUE

Request: Major Site Plan
P&Z# 22-12000036
Owner: Pompano Park JV Land Holdings LLC
Project Location: 777 Isle of Capri Cir
Folio Number: 494203350010
Land Use Designation: RAC (Regional Activity Center)
Zoning District: PCD (Planned Commercial Development)
Commission District: 5 (Barry Moss)
Agent: Mike Amodio (954-788-3400)
Project Planner: Max Wemyss (954-786-4671 / Max.Wemyss@copbfl.com)

SUMMARY:

The applicant is requesting Major Site Plan and Building Design approval with four Vernacular or Superior Design Alternatives in order to construct approximately 50,000 square feet of commercial uses consisting of a 25,000 square foot restaurant “venue,” five individual retail buildings, and outdoor event/bar/entertainment/recreation space. This includes two retail pavilions within the median of “Main Street,” and a dock that is proposed to extend into a future lake expansion. The site area (7 acres) is part of a 220-acre Planned Development that is partially developed. The total lot coverage of the site is 12.1%. The property has a Regional Activity Center (RAC) Land Use designation and a Zoning designation of Planned Commercial Development (PCD), which permits the Commercial uses. The Site Plan was most recently reviewed by the Development Review Committee on March 1, 2023.

While the proposed development is interior to the site, the abutting roadways, Main Street and Palm Aire Drive, are intended to be dedicated to the public and require those applicable frontages to comply with the Commercial/Mixed-Use Design Standards of Section 155.5602, pursuant to the PCD. The applicant is requesting approval for Vernacular or Superior Design Alternative for modifications to the below Commercial Design Standards. Refer to the applicant’s narrative for additional justification.

1. §155.5602.C.7.a: Fenestration/Transparency: *“At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.”*

The proposed street-facing elevations for building A1 (north) and building A4 (west) do not comply. The applicant has chosen Option #3 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #3 states: *“Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.”*

2. §155.5602.C.7.b: Fenestration/Transparency:

“All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades.”

The proposed elevations for building A1 contain spandrel glass on a portion of the street-facing façade. The applicant has chosen Option #1 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #1 states: *“The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.”*

3. §155.5602.C.7.d: Fenestration/Transparency:

Street-facing facades of the ground level floor for all commercial, institutional, and industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.”

The north elevation of building A1 includes a roll up door to enclose a loading dock accessed from Palm Aire Drive. The applicant has chosen Option #6 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #6 states: *“The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.”*

4. §155.5602.C.8.a: Roofs:

“Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.”

A portion of the roof on building A1 includes a slope of 1:12. The applicant has chosen option #4 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #4 states: *“The project proposes one or more prominent or remarkable or iconic structures.”*

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.

LOCATION | ZONING DISTRICT | EXISTING USES

The subject property is located in the center of the Live! Resorts PCD which lies south of Racetrack Road (SW 3 Street), north of the Cypress Bend Development, and west of the Tri-Rail train tracks. This project abuts the existing Casino to the east, a lake expansion to the south, surface parking to the west, and the forthcoming NW Retail Development on the NW Corner and Top Golf facility to the North.

Subject property:

Planned Commercial Development (PCD) | Surface Parking Lot, Grandstand (to be demolished)

Surrounding Properties:

North: I-1/PCI | Warehouse/Distribution

South: RM-45 | Cypress Bend Condo Development

East: I-1 | Variety of industrial/warehouse uses

West: RM-45/Dashed-Line | Palm Aire Development

STAFF CONDITIONS:

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

1. Obtain approval from the Architectural Appearance Committee for the four Vernacular or Superior Design Alternative for the requests detailed above in the staff report.
2. The Buffer of Development Area A as identified in the Live! Pompano PCD shall be installed prior to issuance of the first Certificate of Occupancy for new development, except for any casino related expansion.
3. The perimeter of the site along the south is inconsistent with the Lake Expansion permit and inconsistent with the approved Broward County Drainage permit. Modify the Lake Expansion to be consistent with the design proposed abutting this application prior to the approval of any building permit. A PCD Amendment may be necessary (depending on lake boundary and alignments with proposed development) to identify a new location for the required Crystalline Lagoon prior to building permit issuance.
4. On the site plan, provide the limits of scope of work to include the existing required surface parking lot spaces to be reserved for use by this application.
5. Provide access easements necessary for the multi-purpose lane and sidewalks.
6. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
7. Provide evidence that the Broward Sheriff's Office has approved the CPTED plan.

