



Staff Report

File #: LN-111

Architectural Appearance Committee
Meeting Date: May 4, 2021

TSTATAS ACQUISITIONS/RIVERSIDE PROMENADE

Request: Major Building Design
P&Z# 15-12000011
Owner: Tsatas Acquisitions LLC
Project Location: 101 S Riverside Dr & 3200 E. Atlantic Blvd.
Folio Number: 494306110041
Land Use Designation: C
Zoning District: B-3/AOD
Commission District: 1
Agent: Lawrence Kramer (954-797-2821)
Project Planner: Matt Edge

Summary:

The following is a summary of information on the subject property. The applicant is requesting a revision to the previous Major Building Design approval to construct a new 7,840 square foot restaurant as part of a 3-building development. This development was originally approved by the Architectural Appearance Committee in October 2015 and is currently under construction. The changes that are being submitted for review are for building "B" only. Changes include a larger canopy on the rear of the building, changes in building massing and height, the addition of an outdoor stairway, landscape modifications, a larger building footprint, and other alterations that are minor in nature. The total lot coverage proposed is 95,217 square feet on a 435,033 square foot (9.987 acre) site (21.88% lot coverage).

The property is located on the southwest corner of East Atlantic Boulevard and South Riverside Drive.

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): PD-I/AOD (Planned Development-Infill/Atlantic Boulevard Overlay District) / Vacant

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

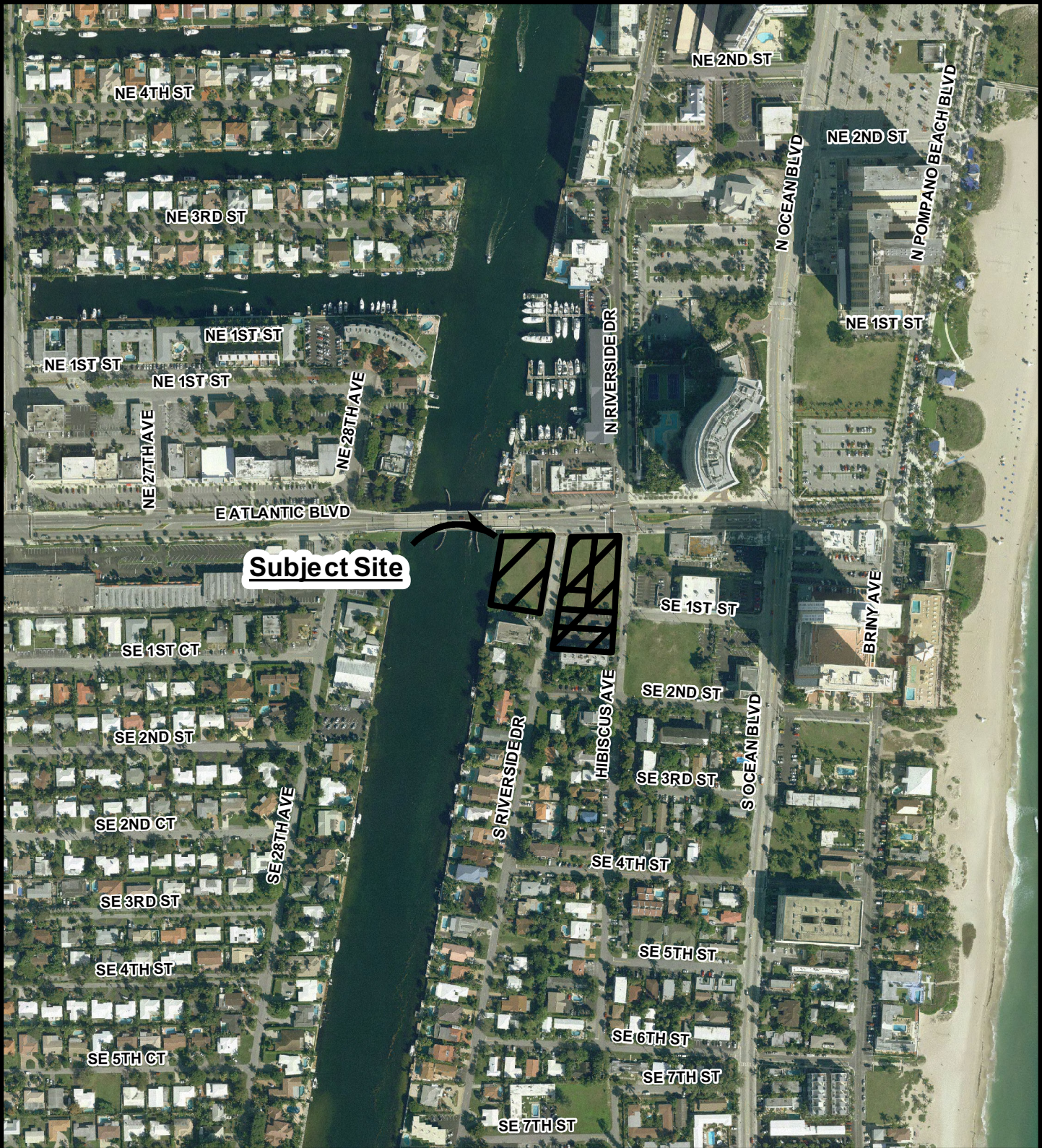
- a. North - B-3/ AOD (General Business/Atlantic Boulevard Overlay District), Existing Shopping Center
- b. South - RM-45/B-2/ AOD (Multi-Family/Community Business/Atlantic Boulevard Overlay District)/ Multi-Family Residences
- c. East - B-3/ PCD/ AOD (General Business with Planned Commercial Development/Atlantic Boulevard Overlay District) / Existing Commercial Shopping Center
- d. West - Intracoastal & B-3/ AOD (General Business)- Church

Staff Conditions:

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

1. All first-floor glazing must be transparent. Revise the elevation to remove the note about obscured glass.
2. The canopy on the rear of the building may not be closer than 20 feet from the rear property line. Revise or obtain relief.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - c. Substantial compliance with the plans, as submitted with this application.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 417 ft

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AAC

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES