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3885 N. Federal Highway
Site Plan Narrative

3885 N Federal LLC ("Petitioner") is the owner of the +/-2.23-acre property located at 3885 N. Federal Highway (Folio Number: 4843 1801 0210), which is generally located at the southwest corner of North Federal Highway and NE 18th Terrace ("Property") in the City of Pompano beach ("City"). The Property is designated as Commercial on the City's Future Land Use Map ("FLUM") and is zoned B-3, General Business. The Property is currently developed with a +/- 7,328 square foot building and associated parking on the south end of the parcel which is currently under permitting review for use as a pet hotel. The northern portion of the Property is currently vacant. Petitioner is proposing to redevelop the northern portion of the Property a +/- 0.8 acre portion of the Property a +/- 2,575 square restaurant use with associated parking areas ("Project"). The restaurant use includes a single drive-thru lane that provides sufficient stacking for vehicles on site, and proposes to meet all requirements of the City's Zoning Code. More specifically, the conceptual plan included with this application meets applicable setbacks, lot coverage, pervious area and parking requirements (for both uses). As the permits are currently under review for the southern portion of the Property, which includes only minor modifications to the site, the proposed site plan is focused on the affected area for the proposed development Project, which is roughly the northern half of the Property.

The Project also meets the intent of the North Federal Highway master plan, as the building is pushed towards Federal Highway with an entrance provided along this frontage for pedestrians walking from other nearby parcels. The drive-thru has been pushed behind the building, so it is not as visible from the main thoroughfare. An outdoor patio is also provided for encourage pedestrian activity at the forefront of the Property. As the Property is located along the Federal Highway corridor, which is lined with a variety of commercial uses, the Project will also be compatible with the surrounding commercial properties and will continue the commercial character that extends along this corridor. Attractive landscaping will also be planted on the Property as part of the proposed Project, which will significantly enhance the appearance of the Property from what exists today.