



Legislation Text

File #: LN-607, Version: 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

RETAIL DEVELOPMENT

Request: Building Design
P&Z# 23-12000049
Owner: Thieme Family LLC
Project Location: 4791 N Federal Hwy
Folio Number: 484318000092
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Carlos Justiniano (cjustiniano@justinarc.com / 954-554-3884)
Project Planner: Lauren Gratzer (lauren.gratzer@copbfl.com / 954-545-7792)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new 5,124 square foot commercial/retail building along with associated parking and landscaping. The property has an existing building with an animal hospital that will remain on the site. The total footprint of all buildings is 9,449 square feet on a 39,542 square foot (0.9 acre) site, a total lot coverage of 23.9%. The site plan was reviewed by the Development Review Committee on February 21, 2024 and April 17, 2024.

The property is located on the southwest corner of North Federal Highway and NE 48th Street.

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): B-3 (General Business) | animal hospital and vacant car dealership
- A. Surrounding Properties (Zoning District | Existing Use):
 - a. North - B-3 (General Business) | A mostly vacant lot with a small Broward County Fire Association building and a lift station
 - b. South - B-3 (General Business) | Office building

- c. East - The City of Lighthouse Point | Commercial properties
- d. West - RM-20 (Multifamily Residence) | Apartment Complex

Staff Conditions:

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

1. Provide a copy of the recorded plat.
2. The locations of the light poles on the landscape plan do not match the photometrics plan. Revise so all plans are consistent. All trees will be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c).
3. The height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to correctly reflect the height of the building from finished grade to the roofline and update the height listed on the site plan data table.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.