



Legislation Details (With Text)

File #: LN-147 **Version:** 5 **Name:**
Type: AAC Submission **Status:** Postponed
File created: 6/17/2021 **In control:** Architectural Appearance Committee
On agenda: 8/1/2023 **Final action:** 8/2/2022
Title: SHOPPER'S HAVEN REDEVELOPMENT

Sponsors:

Indexes:

Code sections:

Attachments: 1. DRC Documents 7-07-21.zip, 2. DRC Drawings 7-07-21.zip, 3. DRC Documents_6-15-22.zip, 4. DRC Drawings_6-15-22.zip, 5. AAC Documents_8.2.22.zip, 6. AAC Drawings_8.2.22.zip, 7. AAC Documents 4-4-2023.zip, 8. AAC Drawings 4-4-2023.zip

Date	Ver.	Action By	Action	Result
4/4/2023	4	Architectural Appearance Committee	POSTPONED	
8/2/2022	3	Architectural Appearance Committee	APPROVED WITH CONDITIONS	
7/7/2021	1	Development Review Committee	RESUBMITTAL REQUIRED	

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 1, 2023

SHOPPER'S HAVEN REDEVELOPMENT

Request: Building Design
P&Z# 21-12000004
Owner: 40th Street LLC
Project Location: 3301 N. Federal Highway
Folio Number: 484224190010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Matthew Scott (561-405-3350)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

Summary:

The applicant is requesting approval for a Master Sign Program. Pursuant to §155.2416, [Master Sign Program], all multi-tenant mixed-use or multi-tenant nonresidential developments which exceed 5,000 square feet and which are located along a designated arterial or collector road(s) as defined by the Broward County Trafficways Plan are required to obtain Master Sign Program approval. The Master Sign Program must be reviewed and approved by the Architectural Appearance Committee (AAC), prior to Zoning Compliance Permit approval.

The proposal is for wall signs, projecting signs, windows signs, and free-standing signs. The Shopper's Haven project received approval from the AAC on August 2, 2022 to redevelop the existing grocery store retail space that was previously occupied by Winn-Dixie.

The property is located at the southwest corner of East Sample Road and North Federal Highway.

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) | Shopper's Haven (Shopping Center-Community)

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

- a. North - B-3 (General Business)| Service Station (with small convenience store), Retail, Restaurant, Office
- b. South - RM-12 (Multiple- Family Residence 12)| Multi- family |B-3 (General Business)/ Service Station (with small convenience store)| RS-3 (Single- Family Residence 3)/ Single Family
- c. East - Lighthouse Point
- d. West - B-3 (General Business)/ Retail| B-1 (Limited Business)/ Office | RM-12 (Multiple- Family Residence 12)| Multi- family

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Master Sign Program submitted to the City of Pompano to determine its conformity with applicable City codes and requirements. If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.