

Legislation Text

File #: LN-111, **Version:** 2

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 7, 2021

RIVERSIDE PROMENADE SITE PLAN

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: Commercial
Zoning District: B-3 (General Business) /AOD (Atlantic Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Julio Montaner (954-797-2821)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

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 "C" only. Changes include:

- Increase building height by 8'-2" to accommodate interior design changes and mechanic equipment requirements. This change is reflected in all elevations.
- Roof parapet wall height increases to screen the mechanical equipment (Additional height already included in the 8'-2" previously mentioned).
- Removal of front balcony. Interior changes made necessary the removal of the balcony. (East Elevation / Front Elevation).
- Height reduction at the tower.
- The size of the rear terrace, overlooking the Intracoastal Waterway, is increased. (West Elevation / Intracoastal).
- Windows and openings on the second floor, facing E. Atlantic Boulevard, are increased. (North Elevation).

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, Future Bridgetown (Commercial Building)
 - 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) - St. Martin's Church.

Staff Conditions:

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

- 1. 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.