



Legislation Text

File #: LN-340, **Version:** 2

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 6, 2022

3885 N FEDERAL HIGHWAY RESTAURANT

Request:	Major Building Design for Construction of a New Restaurant	
P&Z#	22-12000030	
Owner:	3885 N Federal LLC	
Project Location:	3885 N Federal Highway	
Folio Number:	484318010210	
Land Use Designation:	Commercial	
Zoning District:	B-3 (General Business)	
Commission District:	2 (Rhonda Eaton)	
Agent:	Christina Bilenki (561-405-3323)	
Project Planner:	Saul Umana (954-786-4662 /	saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new free-standing restaurant, with outdoor seating, drive thru, surface parking, and landscaping. The building footprint is 3,342 square foot on the northern portion of a 101,526 square foot (2.37 acres) lot (10.5 % lot coverage). An existing vacant bank on the southern portion on the site will remain. This site plan was reviewed by the Development Review Committee on September 21, 2022.

The property is located on North Federal Highway and south of NE 39th 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): General Business (B-3) | Bank and Vacant Parcel

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

- a. North - General Business (B-3) | Shopping Center
- b. South - General Business (B-3) | Vacant Commercial Building
- c. West - Single Family Residence (RS-4) | Single-Family
- d. East - Lighthouse Point | Medical Facility, Shopping Center

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan.

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

CONDITIONS:

1. Add dimensions to the site plan for site elements including but not limited to drive aisle widths, parking space width and length, and parking space overhangs pursuant to Code Section 155.5102.
2. Until the adjacent vacant parcel on the west side of NE 18 Terrace is legally separated from the site plan, the vacant parcel must comply with all Landscaping and Zoning requirements. Provide plans accordingly, to be permitted and constructed concurrently with the restaurant.
3. Provide evidence that all glazing on the North and East elevations will be transparent.
4. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
5. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.