



Legislation Text

File #: LN-374, **Version:** 3

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 7, 2023

PHOENIX GOLF CAR

Request:	Major Site Plan Building Design
P&Z#	22-12000035
Owner:	BBA Property Holdings LLC
Project Location:	140-160 NW 31 st Ave
Folio Number:	484233054120 & 484233054110
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	5 (Barry Moss)
Agent:	Corey Sprusansky (954-785-6062)
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 golf cart dealership with repair and service of golf carts. The building is comprised of a new building with associated parking and landscaping. The total footprint of the building is 9,660 square foot on a 73,212 square foot (1.68 acre) site, a total lot coverage of 13.19%. The site has a Unity of Use with the adjacent development to the south (Popeyes) for lot unification for the use of the existing parking between the two properties. The subject site plan was reviewed by the Development Review Committee on December 7, 2022 and February 1, 2023.

The repair and servicing of golf carts as proposed requires approval of a Special Exception to allow the use in a B-3 Zoning District, pursuant to Section 155.4219.E. The Zoning Board of Appeals approved the Special Exception on February 16, 2023.

The property is located at the northeast corner of Atlantic Boulevard and NW 31 Avenue, with the proposed golf cart dealership development located in approximately the northernmost 150 feet of the property.

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 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) | Vacant lot
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - B-3 (General Business) | Vacant
 - b. South - B-3 (General Business) | Popeye's Restaurant
 - c. East - B-3 (General Business) RD-1 (Two-Family Residence) | Single-Family Homes, partially vacant
 - d. West -B-3 (General Business) | Shell Gas Station and Shopping Center

Staff Conditions:

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

- 1) Any future proposed roof mounted mechanical equipment must be screened by a parapet wall of a height equal to or exceeding the height of the mechanical equipment.
- 2) The Outdoor Golf Cart display area on the east side of the parcel must be striped and designated for Cart Parking Spaces
- 3) Substantial conformance with superior and enhanced landscaping consistent with the Comprehensive Plan policies 01.04.04, 01.07.21, and 01.08.03.
- 4) Provide evidence that the development achieves at least 12 Sustainable Development Points (TABLE 155.5802, Sustainable Development Options and Points).
- 5) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- 6) Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
- 7) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.