

Major Development Summary

The Applicant, Pembroke FD LLC., proposes the construction of a new commercial project located at 633 Pembroke Road in the City of Hallandale Beach. The proposed development will consist of a total 8242 square foot building for a Family Dollar retail store. The structure will be a one story building with a parapet wall reaching 28 feet in high.

The property has a commercial B-G zoning designation and is within the Pembroke Overlay District. Due to our site constraints the applicant is requesting a redevelopment area modification to the City to waive certain requirements, but all criteria specified in article 3, section 32-117 of this chapter have been met.

The project will be constructed in accordance with the Pembroke Overlay District guidelines. The intent of the Overlay guidelines is to provide for flexibility in the site design that will encourage high-quality development. Specifically, the project provides an innovative design that is consistent with the City's redevelopment plans. This project has created an aesthetically pleasant design to enhance the area with distinctive architectural and landscaping features. For example the entrance will be pedestrian friendly with large potted plants, attractive landscaping and ample walk-way area. The main overlay district interpretation was to buffer the commercial area from the residential area. This project has no access to N.W. 10th Street (Rear Residential Street) by creating a 6 foot masonry concrete privacy screen wall. In order to achieve the desired site plan, waivers are being requested for:

1. Front and rear Parking encroachment into landscape buffer
2. The buffer along NW 10TH Court is required to be 10 feet in width. We are proposing a range of 2 to 8 feet in width.
3. Building setback on Pembroke Road is required to be 15 feet and we are proposing 10 feet.
4. The buffer along Pembroke road is required to be 10 feet and we are proposing 8 feet.
5. Terminal parking island missing along rear parking aisle by loading area.

The project as evidenced by the site plan, clearly satisfies the goals and objectives of the City's redevelopment plan. Subsequently, this project will benefit this area by creating an aesthetically pleasing, safe and friendly retail area to its neighboring residents.