CITY OF NORTH LAUDERDALE

COMMISSION MEETING

MONDAY, JANUARY 30, 2017

SPECIAL MEETING – 6:00 p.m.

AGENDA

1. INVOCATION AND PLEDGE OF ALLEGIANCE – Vice Mayor Wood

2. ROLL CALL

   Mayor Jack Brady
   Vice Mayor Lorenzo Wood
   Commissioner Samson Borgelin
   Commissioner Jerry Graziose
   Commissioner Rich Moyle
   City Manager Ambreen Bhatty
   City Attorney Samuel S. Goren
   City Clerk Patricia Vancheri

3. QUASI-JUDICIAL ITEM

   a. **SUBJECT: SITE PLAN APPROVAL - SPR 17-01**
   
   NAME OF APPLICANT: Sebastian Roiter, Arena Capital, LLC.
   PROJECT NAME: Promenade Shops
   PROJECT LOCATION: Avon Lane and McNab Road
   Parcel # 4941 11 28 0022
   PROJECT DESCRIPTION: Preliminary and Final site plan approval to allow 39,613 Sq ft of retail space within a General Business (B-3) zoning district.

   - All interested parties wishing to speak on this item are sworn in
   - Staff presentation (Tammy Reed-Holguin)
   - Public Hearing opened
   - Public comments
   - Public Hearing closed
   - Commission discussion
   - Commission motion and vote

   **MOTION**: To approve the preliminary and final site plan subject to the eleven (11) conditions outlined in Staff memorandum.
4. REPORTS

5. COMMISSION COMMENTS

6. CITY MANAGER COMMENTS

7. CITY ATTORNEY COMMENTS

8. ADJOURNMENT
CITY OF NORTH LAUDERDALE
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Mayor and City Commission

FROM: Ambreen Bhatti, City Manager

BY: Tammy Reed-Holguin, Community Development Director

DATE: January 30, 2017

SUBJECT: Site Plan SPR 17-01
Promenade Shops
Folio # 49411280022 Avon Lane and McNab Road

Preliminary and Final Site Plan Approval to construct 39,613 square feet of retail space in General Business (B-3) Zoning District.

APPLICANT: Oscar Rodriguez, Arena Capital Holdings LLC.

Arena Capitol Holdings, LLC is proposing to build 39,613 square feet of retail store space on 4.46 acres of vacant land. Development of the site will facilitate the connection of an empty parcel to the west of the new Wal-Mart site.

The out parcel will include “built to spec” retail store fronts along the west side of the parcel facing east as well as a medium size department store facing north toward McNab Road. The site meets all required City Code parking requirements by providing 195 spaces including 6 ADA spaces where only 159 parking spaces including the 6 ADA spaces are required. The additional parking was imposed by Wal-Mart who requires 1 space per 200 Sq. Ft. as opposed to the City requirement of 1 space per 250 Sq. Ft. All required building setbacks are met and the site provides the required 24 foot - 2 lane two way street to exit and enter the facility. There is one entrance to the site from within the provided access road. There is an increase of the anticipated traffic impact due to the additional retail space but the plaza is built to accommodate the increase. The site will be buffered by landscaping. Proposed tenants include a Chinese restaurant, nail salon, dry cleaners and other retail uses that are commonly around Wal-Mart stores. The developer will continue to market the site with the assistance of the City’s Economic Development staff.

In an effort to build a project consistent with the City’s plan for the McNab Road Redevelopment Overlay District; the applicant has included several features to enhance the look of the elevation of the building. They began by including teal striping to match the Wal-Mart and incorporating a similar color pallet for the main wall areas to complement the surrounding area. Matching arch features toward the East end and West end of the building blend with the architecture of existing buildings and add visual interest. Finally, it should be mentioned that the applicant started out with a 40,000 square foot building but reduced it to 39,613 square feet to meet open space and landscape requirements and the parking requirements imposed by Wal-Mart.
The specific extent of the anticipated use is explained in Attachment A, and made a part of this report.

The Development Review Committee met on October 27, 2016 for preliminary review and on December 5, 2016 for a formal review. After considerable review and discussion, the Committee recommended approval of the preliminary and final site plan to the Planning and Zoning Board.

The Planning and Zoning Board heard the item on January 3rd, 2017 and recommended the item be moved forward for consideration of preliminary and final site plan approval by the City Commission.

**RECOMMENDATION:**
If the City Commission concurs with the applicant’s request and the recommendation for approval by the Planning and Zoning Board and City Administration, a motion is in order for the approval of the preliminary and final site plan subject to the following conditions:

1. The applicant shall comply with applicable City Codes and Florida Building Codes.
2. All terms, conditions and provisions imposed by the Planning and Zoning Board, City Commission, DRC and Staff including all life, health and safety Codes pertaining to this development shall be met prior to the issuance of building permits.
3. The DRC, Planning and Zoning Board and City Commission reserve the right to impose any additional requirements deemed necessary during subsequent approval reviews.
4. Copies of all applicable permits and approvals by other regulatory agencies shall be provided to the City prior to issuance of building permits.
5. All conditions required by Code and/or set forth by the City engineer shall be met.
6. In the event that any problems arise, as a result of the operation of this establishment, such as noise, parking, traffic, and/or other nuisances, the applicant shall make all improvements required to mitigate these nuisances so as not to negatively impact adjacent areas.
7. Photometric Plan approval by staff is required.
8. The applicant shall comply with all provisions contained in Chapter 102 “Vegetation” of the City Code and shall submit detailed landscaping plans for landscaping permit.
9. Prior to the issuance of building permits, the applicant shall provide a written verification that all County impact fees associated with this project have been paid.
10. Prior to the issuance of the Certificate of Occupancy by the City Building Department, the applicant shall pay all applicable assessment and impact fees to the City.
11. If necessary, proper easements will be dedicated to the City of North Lauderdale.
December 1, 2016

RE: Applications for Permits and Approvals

To Whom It May Concern:

Oscar Rodriguez of Arena Capital Holdings, LLC is the contract purchaser of Outparcels #4 and #6 at the Wal-Mart Store #1851, located on McNab Road in N. Lauderdale, FL (the “Site”).

On behalf of Wal-Mart, I hereby authorize Oscar Rodriguez and his engineering consultant(s) (the “Engineer”), ad Arena Capital Holdings, LLC (the “Contract Purchaser”) to act as agents of Wal-Mart for the purpose of obtaining permits and approvals related to the development of the Site.

In such capacity, the Contract Purchaser’s and Engineer’s authority is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Site and to advancing nominal funds as required to file such applications. The Contract Purchaser and Engineer are not authorized to negotiate on Wal-Mart’s behalf or to bind or obligate Wal-Mart in any manner whatsoever, including without limitation accruing any obligations on Wal-Mart’s behalf to pay for or construct improvements without additional authorization in writing from Wal-Mart.

This authorization also allows the Contract Purchaser and Engineer to pursue a sign variance to increase the size of both Wal-Mart monument signs located on the Site.

If you need any information or have any questions regarding this authorization, please do not hesitate to contact me.

Sincerely,

Lina Brown
Sr. Manager, Real Estate Transactions
City of North Lauderdale  
City Hall Municipal Complex  
701 Southwest 71 Ave.  
North Lauderdale, FL 33068  

RE: Letter of Intent for  
Arena North Lauderdale Shoppes at  
7900 West McNab Road  
North Lauderdale, FL 33068  

Arena Capital LLC, the applicant for this project intends to develop a  
Vacant 4.46 Acres Lot located to the West of the Existing Wal mart building  
and related site located at 7900 West McNab Rd., North Lauderdale,  
Florida. The development will include both the building interior and exterior  
facade. The applicant intends to subdivide the existing building into Retail  
Spaces to be leased out  

The interior buildout will satisfy the exhibits and requirements of each  
tenants will include electrical, mechanical and plumbing work to be  
provided by the applicant.  
The building exterior is intended to provide a continuous look and feel to  
existing Walmart Façade and Structural.  
The site will be partially renovated with the purpose of improved vehicular  
circulation, Landscape and asphalt will be upgraded at select areas and  
new utility connections will be provided to satisfy the tenant requirements.  
On site drainage for the proposed site will included additional storm water  
infrastructure in accordance with the North Lauderdale water control  
district. Site lighting will also be upgraded.  

Kindly,  

Sebastian J. Petter  
Arena Capital LLC