



Staff Report

File #: LN-501

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 6, 2024

CRITERION OUTDOOR STORAGE

**Request:** Major Site Plan  
**P&Z#** 23-12000019  
**Owner:** 33 NW 33RD ST INDUSTRIAL LLC  
**Project Location:** NW 33<sup>rd</sup> St  
**Folio Number:** 484221070070  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Stephen Cooper scooper@bohlereng.com (561) 571-0280 / Roberta Neves (561)-571-0280 / rneves@bohlereng.com  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting Building Design approval to construct a two-story office building and a one-story warehouse building with associated parking, loading, truck parking area, outdoor storage, and landscaping on a 451,421 square foot lot (approximately 10.36 acres). The project is within the General Industrial (I-1) Zoning District. The footprint of the proposed new office building is 4,574 square feet., the warehouse footprint is 36,596 square feet with an attached canopy of 8,988 square feet. The lot coverage is 11.11%. The outdoor storage area will occupy 140,699 square feet (3.23 acres). The Development Review Committee reviewed the Site Plan on August 16 and December 6, 2023; and March 20, June 5, and July 17, 2024.

The property is located on the northwest corner of the intersection of NW 27 Avenue and NW 33 Street.

The Zoning designation of the property is General Industrial (I-1). The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses-but not heavy or hazardous manufacturing processes.

The proposed building meets the Intensity and Dimensional Standards established by the Code for the I-1 Zone.

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):

I-1 General Industrial | Undeveloped Lot.

B. Surrounding Properties (Zoning | Existing Use):

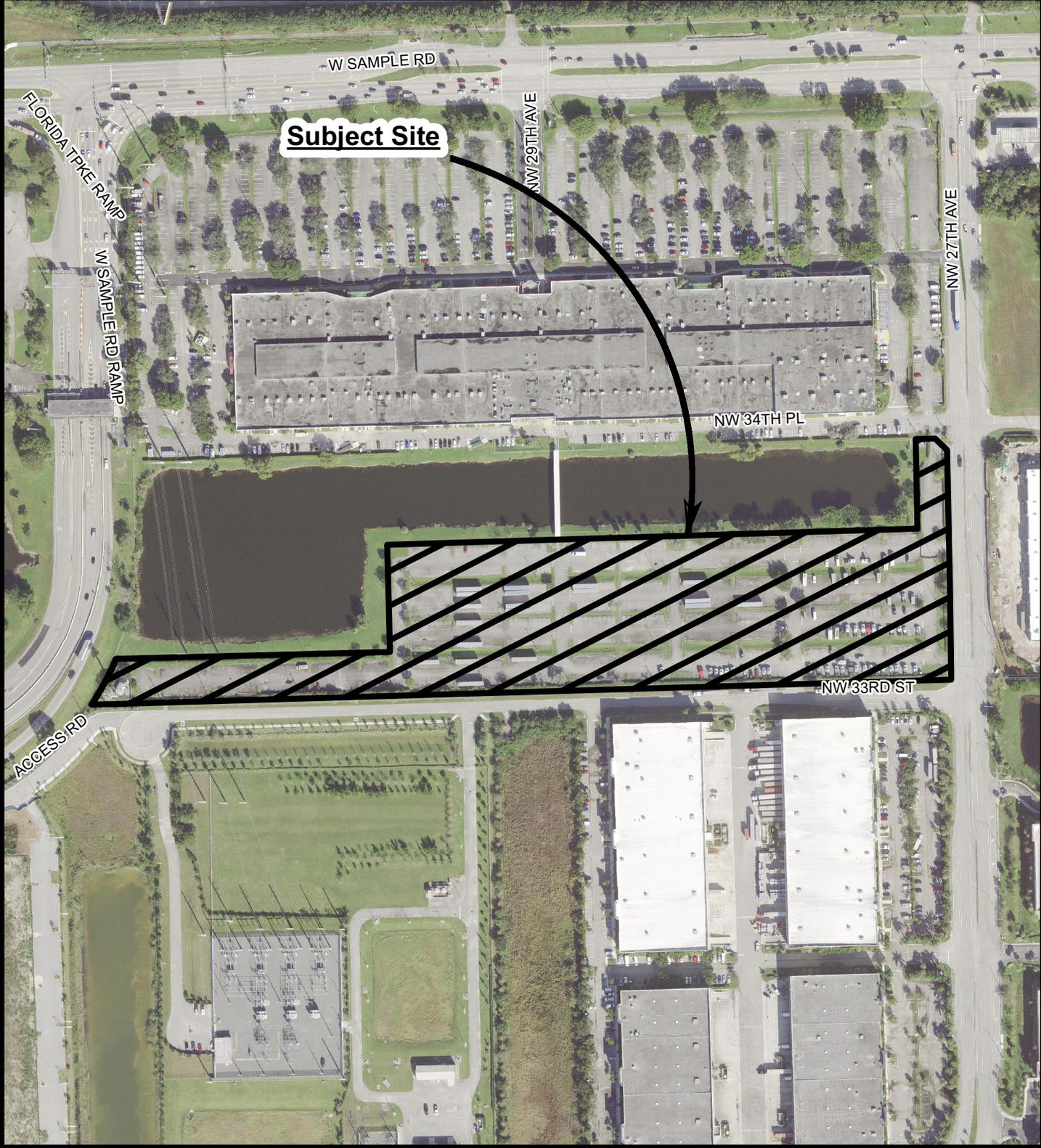
- a. North: I-1 General Industrial | Undeveloped lot (Water retention area)
- b. South: I-1 General Industrial | Prologic Warehouses and Energy transmittal Facility
- c. East: I-1 General Industrial | Warehouse Industrial Park (multiple tenants)
- d. West: I-1 General Industrial | Right-of-Way (Florida Tpke.) and Water retention area.

**Staff Conditions:**

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

1. The outdoor storage areas shall be fully enclosed with a fence or masonry wall as required by the Code.
2. The height of materials and equipment stored shall not exceed the height of the approved screening fence or wall.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - b. A copy of the CPTED plan, approved by the Broward's Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
  - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d. Substantial compliance with the plans as submitted with this application.
  - e. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

# CITY OF POMPANO BEACH AERIAL MAP



1 in = 292 ft

7/1/2024

SkoRya

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PREPARED BY:  
DEPARTMENT OF  
**AAC**  
DEVELOPMENT SERVICES

PZ23-1200019  
08/06/2024