



July 9, 2024

City of Pompano Beach
Architectural Appearance Committee
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

AAC Proposed Site Development
PZ23-12000019 – Criterion Outdoor Storage
Project Narrative

On behalf of the Property Owner, 33 Northwest 33rd St Industrial, LLC Criterion Group, DK Architects and Bohler Engineering has prepared and hereby respectfully submits the enclosed documents for your review.

The 10.36-acre subject property, Parcel ID No. 4842-21-07-0070, is currently being used as an asphalt paved surface parking lot with 818 parking spaces. The applicant is proposing to construct a 36,596 SF one story warehouse building and a 9,160 SF two story office building with a total of 45,756 SF that also includes supporting parking and landscaping features.

The site is currently zoned I-1 (General Industrial) with a Future Land Use of I (Industrial) which is consistent with the development of “Warehouse, Distribution or Storage” as the principal use. The property is located on a corner plot, the front of the project is located along Northwest 27th Avenue while Northwest 33rd Street is considered to be part of the side of property. The site currently has two access points: one on Northwest 27th Avenue, a right-in/right-out access point, and one on Northwest 33rd Street which is a full access point.

Architectural Expression

The architectural massing is consistent with projects of similar scale and use and provides façade articulation compliant with the city’s zoning ordinances for Industrial use. Building elevations provide wall offsets, scorelines, canopies, and changes in material to avoid long, blank wall planes. Additionally, changes in façade color are implemented to help accentuate the modern geometry and proportions of the building. Lastly, the roof line provides variation by vertical offsets along the parapet line.

The facility will be built using a pre-engineered metal framing and panel system, as well as a stucco-finished masonry skirt (at the Warehouse facility) to help ground the building within its context.

Landscape Design

Off-street loading and service areas will be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Off-street loading and service areas will also be screened from view by a sight-obscuring fence, hedges, and trees. Not only does the landscape design provide natural screening, but also provides shade for pedestrian use.

Respectfully submitted,

Andre Capi
Director