

Staff Report

File #: LN-05

Architectural Appearance Committee

Meeting Date: October 6, 2020

Universal Heat and Air

Request: Major Building Design
P&Z# 18-12000037
Owner: Michael Forgione
Project Location: 980 SW 12th Avenue
Folio Number: 494202000570
Zoning District: I-1
Commission District: 5
Agent: Michael Forgione (954-605-9018)
Project Planner: Jae Eun Kim

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a building for a contractor's office and warehouse with associated parking and landscaping areas. The building has a 7,184 sq. ft. building footprint including a mezzanine. The total footprint of the proposed building is 6,002 sq. ft. on a 24,505 sq. ft. (0.57 acre) site. The total lot coverage is 24.5%. This proposed development was reviewed by the Development Review Committee on February 20, 2019.

The property is currently vacant and located west of S. Andrews Avenue (SW 12 Av) and south of SW 8 Street.

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): General Industrial (I-1) / Vacant
- B. Surrounding Properties (Zoning District / Existing Use):
 - a) North - General Industrial (I-1) / Cabinetmaker & Refinishers Wood Workers
 - b) South - General Industrial (I-1) / Distributor
 - c) East - General Industrial (I-1) / Import/Export Vehicle Storage Yard
 - d) West - General Industrial (I-1) / Cabinetmaker & Refinishers Wood Workers

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
Meeting Date: 10/06/2020

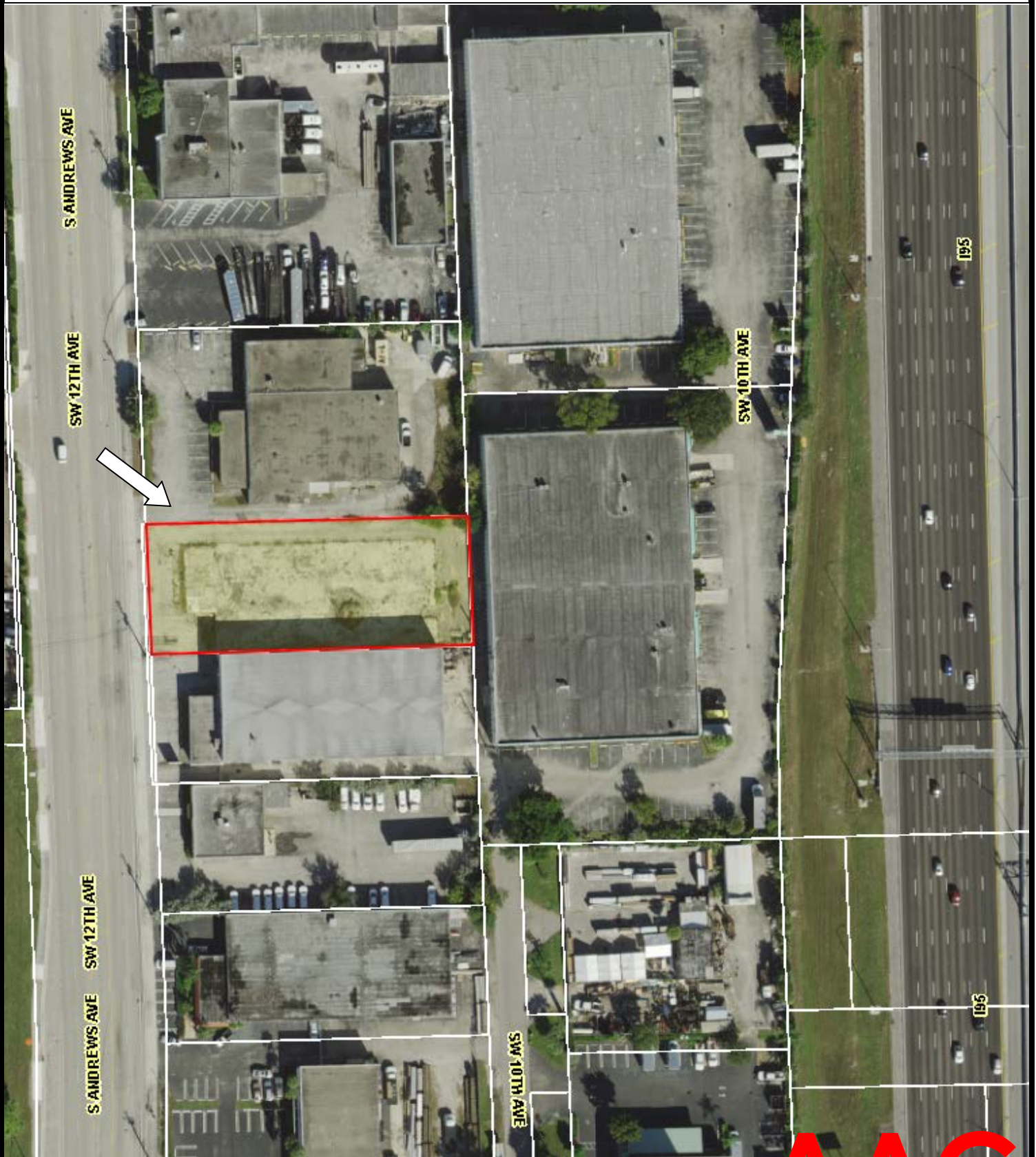
The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Staff Conditions:

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

1. Plans submitted with the Zoning Compliance Permit are subject to compliance with all applicable Code requirements including but not limited to the DRC comments issued for this site plan.
2. Provide instrument numbers of two recorded access easements applicable to the subject property on the survey or site plan: Instr# 116714543 and CFN# 103508361, OR BK 36466 & PG 1407.
3. Revise the dumpster enclosure details to provide opaque gates. Wire gates with plastic slats are not considered a wood or metal gate, pursuant to Section 155.4302.C. 3, Screening of Commercial Containers.
4. Provide a pedestrian path to the side opening of the dumpster enclosure and remove the hedge blocking the opening.
5. Revise the measurement for the required stacking lane distance, pursuant to Section 155.5101.G.8.b A minimum 25-foot stacking lane distance shall be provided, measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of other internal intersecting driveway.
6. Illustrate the proposed louvered equipment screening on the elevations.
7. Revise the Luminaire Schedule to reflect the proposed site lights shown on the photometric plan.
8. CPTED plan approved by the Broward Sheriff's Office shall be provided for the Zoning Compliance Permit approval.
9. The applicant shall provide evidence that the project will achieve at least twelve sustainable development points, pursuant to Table 155.5802: Sustainable Development Options and Points.
10. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



N T S

5

AAC
NORTH

P718-12000037

10/06/2020