



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-444

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 2, 2023

ALLIANCE GATEWAY INDUSTRIAL

Request: Major Site Plan | Building Design
P&Z# 22-12000009
Owner: Alliance SW 27th Avenue LLC
Project Location: 2600-2700 Gateway Drive
Folio Number: 494204090010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Barry Moss)
Agent: Robert Morgado (561-571-0280)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting Building Design approval to construct a one-story warehouse building with associated parking, loading, truck parking area, and landscaping on a 96,175 sq. ft. (2.2 acres approximately) lot. The footprint of the proposed building will have a total area of 41,739 sq. ft. The lot coverage is 43.4%. The Development Review Committee reviewed the Site Plan on August 17, and November 16, 2022, and on February 1, March 15, and April 19, 2023.

The property is located on the west side of SW 27 Avenue, between Gateway Drive (SW 14 Street) and West McNab Road (SW 15 St).

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 | Warehouse (Vacant)

- b. South: I-1 General Industrial | Wholesale Showroom, Elevator Supply
- c. East: I-1 General Industrial | Flooring Contractor, Warehouse, Distribution
- d. West: I-1 General Industrial | Warehouse Showroom

Staff Conditions:

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

1. Provide a walkway connection (5 feet wide as required), from the stairway located at the north side of the building (electrical room access) and the nearby walkway and parking area.
2. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
3. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
4. Landscaping and screening must comply with Zoning requirements as verified by City's Urban Forestry Division.