



# DEVELOPMENT SERVICES

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## ADMINISTRATIVE MEMORANDUM NO. 20-059

**TO:** Architectural Appearance Committee  
**VIA:** Pamela Stanton, Urban Design Planner *PS*  
**FROM:** Lauren Gratzner, Planner *LG*  
**SUBJECT:** AutoZone #6365 / 3001 W. Atlantic Boulevard  
 Major Building Design  
 March 3, 2020 Meeting  
**DATE:** February 18, 2020  
 P&Z #20-12000007

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a new commercial building for AutoZone, with associated parking, loading and landscaping. The footprint of the proposed building is 7,402 square feet on a 41,960 sq. ft. (0.96 acre) site (a lot coverage of 17.6%). This site plan was originally approved in 2015 by both the Architectural Appearance Committee and the Planning and Zoning Board. The Development Orders for this project have since expired and the applicant has resubmitted to receive new approvals. The site plan will be reviewed by the Development Review Committee on March 18, 2020.

The property is located on the northwest corner of NW 30 Avenue and W Atlantic Boulevard.

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): B-3 (General Business) / Vacant
- B. Surrounding Properties (Zoning District / Existing Use):
  - a. North - General Business (B-3) / Single-Family Home
  - b. South - Multiple-Family Residence 45 (RM-45) / Residential Condominiums
  - c. East - General Business (B-3) / Vacant
  - d. West - General Business (B-3) / Eating Establishment

**AAC**

**AAC**

**PZ20-12000007  
2/2/21**

**PZ20-12000007  
03/03/2020**

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER  
AERIAL MAP



NTS

**AAC**<sup>2</sup>

PZ20-1200007

2/2/21

**AAC**<sup>↑</sup>

NORTH

PZ20-1200007

03/03/2020

ARCHITECTURAL APPEARANCE COMMITTEE  
REVIEW COMMENTS FOR  
3/3/2020

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:

AutoZone #6365 / 3001 W. Atlantic Boulevard  
PZ# 20-12000007

Reviewer: Lauren Gratzler (954) 545-7792

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

**CONDITIONS:**

1. Broward County's Findings of Adequacy has expired for the RLJ Commercial Plat (PB 179, PG 131). A building permit will not be issued until Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code.
2. The width of the landscaping between the vehicular use areas and the building must be at least 13 feet wide based on the height of the building unless relief is obtained (155.5203.D.5.a).
3. Each standard/typical off-street parking space must include a continuous curb. Wheel stops may be provided in lieu of curbing only when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA).
4. Provide a detail of the dumpster enclosure in accordance with Code section 155.5301.C.1. The enclosure shall incorporate at least one of the primary materials or colors of the adjacent building wall.
5. A signed easement agreement shall be submitted at time of permit for the portions of pavement located within an easement.
6. Provide a detail of the proposed bicycle rack(s). The bicycle racks proposed must accommodate a minimum of 10 bicycles (155.5102.L).
7. A Type C Buffer requires an opaque masonry wall at least eight feet tall. Revise the proposed wall on the north property line in order to meet the Residential Compatibility Standards (155.5604.C.4.b).
8. Provide a detail that demonstrates the parapet wall will be equal to or exceed the height of the roof top mechanical equipment.
9. The maximum height of exterior lighting fixtures for the portion of the lot that is within 200 feet of a residential district is 20 feet. Revise the height of the light poles in the northern section of the property to comply with this requirement (155.5401.D).
10. Provide an 11"x17" material and sample board that is consistent with the materials, finishes, and colors found on the colored elevations. Include all manufacture specifications.

