

***ARCHITECTURAL APPEARANCE COMMITTEE
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA***

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 20-12000007

AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR AUTOZONE STORES LLC.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of a new commercial building for AutoZone, with associated parking, loading and landscaping (“Project”). The Project encompasses the following property: 3001 W Atlantic Blvd; which is more specifically described as follows:

PARCEL A OF RLJ COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE(S) 131-132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;
- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;

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- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:

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).*

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the 10 City staff conditions and additional conditions below:

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1. *All sign structures shall return to the Architectural Appearance Committee.*
2. *Add a canopy above the overhead door on the north elevation. The color of the door should match the field color.*
3. *The conditions from the 2017 AAC Development Order for PZ#15-12000036 are included in this Development Order.*
 - 1) *The awning shall be lowered above the pedestrian door on the west elevation*
 - 2) *All exterior building lights shall have a concealed light source, subject to staff review and approval.*
 - 3) *An additional Christmas palm will be added in front of the west façade.*
 - 4) *All wall mounted electrical equipment shall be painted to match the building.*
 - 5) *An awning shall be added as per the revised plans on the west elevation.*
 - 6) *The color above the awning shall be white to match the south elevation.*

DONE AND ORDERED this APRIL day of 2ND, 2020.

DocuSigned by:

ROBERT ZBIKOWSKI

ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 7th day of April, 2020.

DocuSigned by:

Lauren Gratzner

Lauren Gratzner

Planner

LG 3/30/2020

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