



AAC
Proposed Site Development
SW 27th Avenue
PZ22-12000009

April 4, 2023

The subject site is approximately 2.2 acres, located along SW 27th Avenue in the City of Pompano Beach, FL. The property is currently zoned I-1 (General Industrial) with future land use of I (Industrial). The proposed new Warehouse is one, single-story building, with a maximum height of 45 feet and a gross floor area of approximately 41,686 square feet. The facility will provide Truck or Freight Terminals, Warehouse, Distribution and Storage uses, all permitted by right.

The facility is intended to accommodate a wide range of uses appropriate for this district and further strengthen the city's economic core and growth. The design and use of this project is appropriate for its location and is compatible with the general character of the neighborhood. The site is surrounded by similar uses also in line with the neighborhood's character. This facility is unlikely to impact surrounding lands, nor create an adverse impact on the health and safety of its users or be injurious to property or improvements in the neighborhood.

Architectural Expression

The design encourages a strong sense of place within the building's context by configuring the long axis of the building parallel to 27th Avenue and is also consistent with similar development patterns.

Building elevations provide wall offsets, scorelines, and canopies 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 modular tilt-up panels with a smooth concrete finish, further enhancing the modern, clean aesthetic of general design approach.

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 wall, hedges, and trees. Not only does the landscape design provide natural screening, but also provides shade for pedestrian use.

Respectfully submitted,

Andre Capi
Director

61 NE 1st Street, Pompano Beach, FL 33060