



Staff Report

File #: LN-57

Architectural Appearance Committee
Meeting Date: January 5, 2021

IMECA HARDWARE

Request: Major Building Design
P&Z# 18-12000028
Owner: Cocchiola LLC
Project Location: 2429 NW 4 Street
Folio Number: 484233040500, 484233040510, 484233040520
Land Use Designation: L
Zoning District: B-2
Commission District: 5
Agent: Mark Richards (561-404-7244)
Project Planner: Matt Edge

Summary:

The following is a summary of information on the subject project. The applicant is requesting Major Building Design approval in order to construct a home and building supply store. Additional site improvements will include new sidewalks, landscaping, and parking. The footprint of the proposed buildings is 9,200 square feet on a 23,638 sq. ft. (0.54 acre) site (a lot coverage of 39%). This site plan was reviewed by the Development Review Committee on October 7, 2020.

The property is located on the northwest corner of NW 4 Street and North Powerline Road.

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-2 (Community Business) | Home and Building Supply Center

B. Surrounding Properties (Zoning District | Existing Use):

- a. North - B-2 and RS-3 (Community Business& Residential Single Family-3)|
Commercial Building and Single Family homes
- b. South - B-2 (Community Business) Vacant
- c. East - B-2 (Community Business) Vacant
- d. West - B-2 (Community Business) Vacant

Staff Conditions:

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:

Imeca Hardware / 2429 NW 4 Street

PZ# 18-12000028

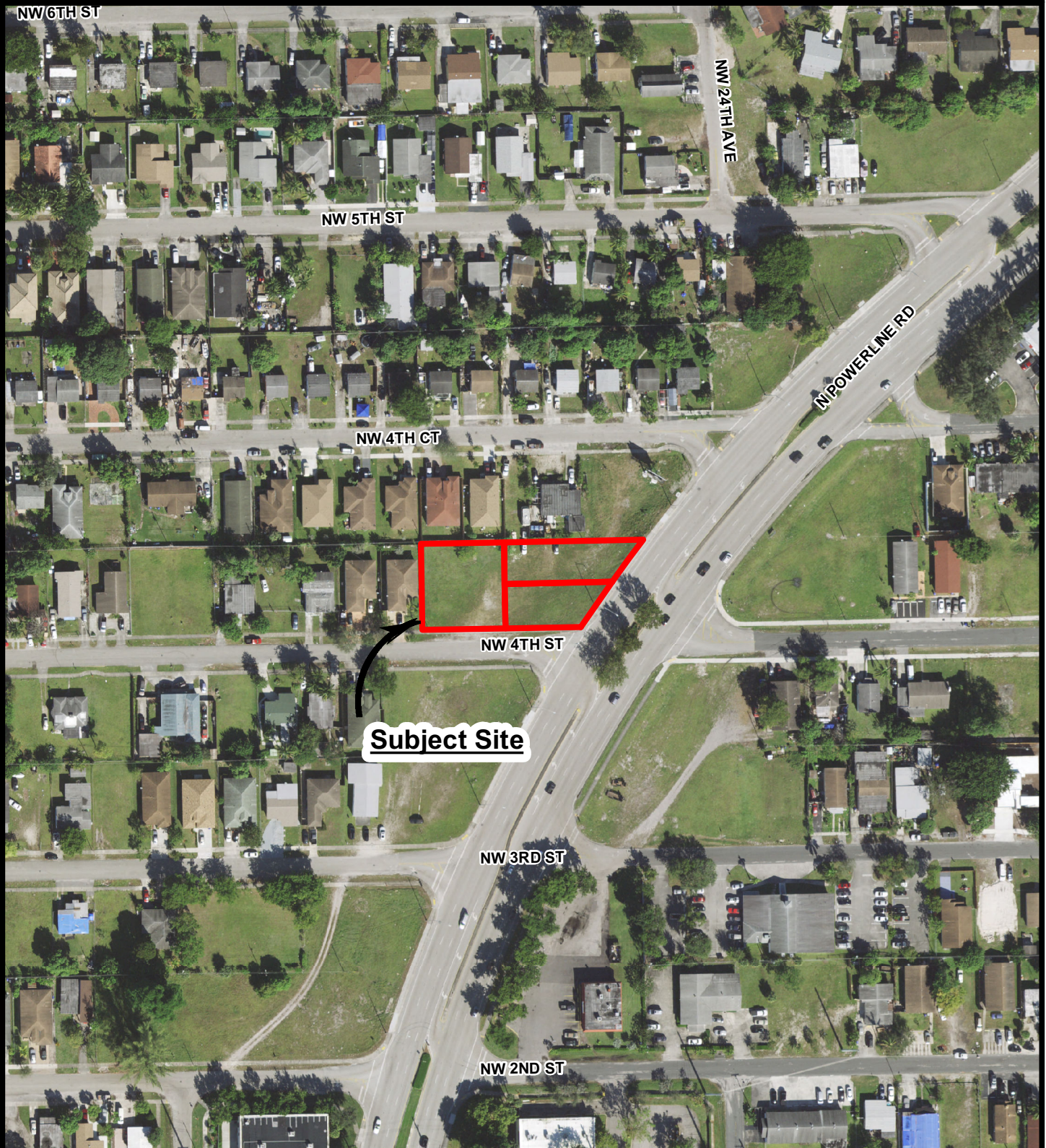
Reviewer: Matt Edge (954)786-5554

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

CONDITIONS:

1. Lighting must comply with the standards of Section 155.5401, General Exterior Lighting Standards. Site lighting must be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees. (Provide cut-sheets)
2. Provide screening on all sides of the backflow preventer in accordance with Section 155.5301.A.1.a.ii.
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
4. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 167 ft

AERIAL MAP PAGE 3

PREPARED BY
DEPARTMENT OF
DEVELOPMENT SERVICES

12/23/2020

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