



## Staff Report

**File #:** LN-530

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 3, 2024

### POMPANO WAREHOUSES

**Request:** Major Site Plan  
**P&Z#** 23-12000023  
**Owner:** Celu Developments LLC  
**Project Location:** W McNab Road  
**Folio Number:** 494203000521  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Joseph Kaller (954-920-5746 / joseph@kallerarchitects.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The applicant is requesting Major Building Design approval to construct two one-story buildings for warehouse, storage, distribution, and office uses. Building A is approximately 17,922 square feet and stands 27.8 feet tall. Building B, located at the rear, is approximately 3,521 square feet and stands 13.8 feet tall. Building A accommodates warehouse, storage, and distribution activities, with loading spaces provided. Building B includes warehouse and office space but does not feature direct loading spaces. The proposed project includes an access agreement with the adjacent property to the east, allowing for shared driveway and entrance access. The rear of the property is enclosed by an 8-foot-high perimeter wall, complemented by a landscaped buffer.

The property is located north of West McNab Road, west of North Andrews Avenue, and east of Powerline Road.

Pursuant to Section 158.04, 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.

### I. Zoning / Existing Uses

A. Subject Property (Zoning District / Existing Use): I-1 (General Industrial)/ Vacant

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

- a) North - RM-45(Multi-Family Residential-45) / Multifamily Residential
- b) South- City of Fort Lauderdale

- c) East - I-1 (General Industrial) / Warehouse, Storage, and Distribution
- d) West- I-1 (General Industrial) / General Industrial Services

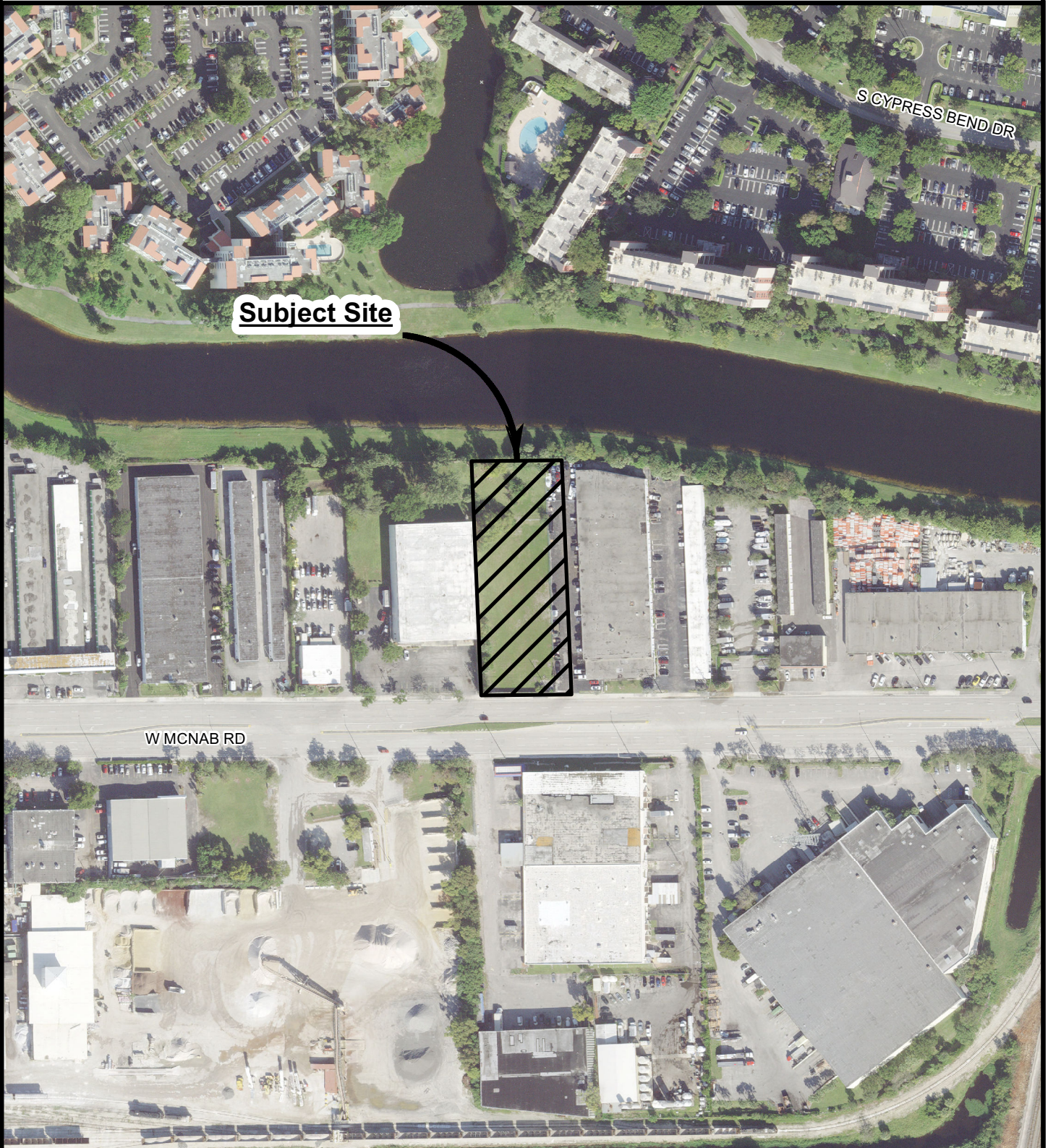
**Staff Conditions:**

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

1. Prior to approval of building permit for signage, obtain a Master Sign Program to be reviewed and approved by the Architectural Appearance Board.
2. Ensure the parapet wall on the front elevation of Building A adequately screens the roof mounted mechanical equipment.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a) The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
  - b) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d) Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
  - e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 229 ft

11/18/2024

AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000023  
12/03/2024