

Staff Report

File #: LN-378

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 7, 2023

2551 NW 19TH ST

Request: Major Site Plan | Building Design
P&Z# 22-12000042
Owner: FR 2504 NW 19 LLC & First Industrial Realty Tr
Project Location: 2551 NW 19th St
Folio Number: 484221100160
Land Use Designation: I (Industrial)
Zoning District: I-1 / PCI (General Industrial / Planned Commercial / Industrial Overlay)
Commission District: 4 (Beverly Perkins)
Agent: Jonathan Cady (954-788-3400)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

The applicant is requesting Major Building Design approval to construct a new warehouse building on the subject property. The total building footprint of the proposed warehouse is 59,912 sq. ft. on a 178,089 sq. ft. site (33.6% lot coverage on 4.09 acres). The site plan for the proposed development was reviewed by the Development Review Committee (DRC) on December 21, 2022 and February 1, 2023.

The property is located south of West Copans Road, and at the intersection of NW 25 Avenue and NW 19 Street.

Pursuant to §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): General Industrial (I-1/PCI) / Parking Lot
- A. Surrounding Properties (Zoning District / Existing Use):
 - a) North - General Industrial (I-1/PCI) / Retention Pond and Warehouse- Distribution
 - b) South - General Industrial (I-1/PCI) / Warehouse
 - c) East - General Industrial (I-1/PCI) / Warehouse- Distribution
 - d) West - General Industrial (I-1/PCI) / Warehouse- Distribution

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

1. Prior to issuance of a building permit, provide evidence that the Sustainable Development Point requirement has been met, with nonresidential development required to achieve at least twelve points from Table 155.5802, Sustainable Development Options and Points.
2. The proposed pole-mounted light fixtures appear to be located within a 15-foot radius of various trees on the landscape plan. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Revise the landscape plan to show the minimum allowable distance between light fixtures and trees.
3. A copy of the CPTED plan and approval by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
4. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

2/16/2023

AdkBob

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES