

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

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 20-12000034

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 GLEN SPECK.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of two (2) 5,000 square-foot 1-story warehouse buildings with associated parking, loading, and landscaping. (“Project”). The Project encompasses the following property: 621 NE 1 Ave; which is more specifically described as follows:

PARCEL "A", "621 NE 1ST AVENUE DEVELOPMENT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 386 & 387, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 30,762 SQUARE FEET (0.706 ACRES) MORE OR LESS; and

WHEREAS, the Committee has met and reviewed this Project to be in general compliance with the applicable standards and 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

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- 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;
- 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. *The site plan references approval of a Minor Administrative Adjustment for the modification of the Type C buffer and a reduction of the base building planting area. Approval of this request must be received before building permit approval. If this Minor Administrative Adjustment does not receive approval, the site plan must be updated to meet code requirements and resubmit for site plan approval if necessary.*
2. *A CPTED Waiver must be approved by the Development Services Director for the location of the wall within the Type C buffer before building permit approval.*
3. *The proposed entrance driveway is encroaching into the NVAL on the north property line. The site plan mentions this is being amended. A Plat Note Amendment must be approved before building permit approval.*
4. *Site lighting must have a minimum of 1.0 foot-candle in the vehicular use area and a maximum of 3.0 foot-candles at the property line. The photometric plan provided exceeds 3.0 foot-candles at the north and south property lines.*
5. *Trees shall be planted at least 15 feet from any light fixture mounted on a pole per Code section 155.5203.B.2.g.i.c.*
6. *Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:*

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- a. *Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
- b. *A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.*
- c. *Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.*

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

1. *Plans will include gutter drainage and will be noted on the plans.*

DONE AND ORDERED this 23 day of February, 2021.

DocuSigned by:

ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 23 day of February, 2021.

DocuSigned by:

Michelle Corretjer

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Michelle Corretjer

Assistant Planner

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