



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-166

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 7, 2021

### RIVA MOTORSPORTS MAJOR SITE PLAN

**Request:** Major Building Design  
**P&Z#** 21-12000024  
**Owner:** Lambretta South Inc  
**Project Location:** 5100 NE 13<sup>th</sup> Way  
**Folio Number:** 484212350010  
**Land Use Designation:** Industrial  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Chris Lansdale (954-764-8858)  
**Project Planner:** Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

### Summary:

The applicant is requesting Major Building Design approval in order to construct a two-story warehouse building within an existing development. The footprint of the proposed building is 6,003 square feet in addition to the existing 32,659 square foot buildings on a 173,104 square foot (3.97 acre) site. The total lot coverage is 22.33% of the lot area. The site plan was reviewed by the Development Review Committee on August 4 and October 6, 2021.

The property is located on the northeast corner of NE 51 Street and NE 13 Way, directly east of the Pompano Beach - Deerfield Beach city border.

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. A. Subject property (Zoning | Existing Use): I-1 (General Industrial) | Riva Motorsports

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

- a. North - I-1 (General Industrial) | Warehouse
- b. South - PU (Public Utilities) | Broward County utilities facility
- c. East - RS-3 (Single-Family Residences 3) | Single-family homes
- d. West - B-3 (Commercial District in Deerfield Beach) | Warehouses

**Staff Conditions:**

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

1. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.





PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ21-12000024  
12/07/21