



Staff Report

File #: LN-55

Architectural Appearance Committee
Meeting Date: March 3, 2021

BANYAN ENVIRONMENTAL

Request: Major Building Design
P&Z# 20-12000033
Owner: Demisol Holdings, LLC
Project Location: 1550 NW 24 Ave
Folio Number: 484228010560, 484228010481, 484228010570
Land Use Designation: I (Industrial) & C (Commercial)
Zoning District: I-1 (General Industrial) & B-4 (Heavy Business)
Commission District: 4
Agent: James Kahn (954-788-3400)
Project Planner: Matt Edge

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a 3,300 square-foot addition to an existing building in order to provide space for a waste-related services facility and also a new 10,400 square-foot free-standing industrial warehouse building. Additional site improvements include new sidewalks, landscaping, parking, and site lighting. The combined footprint of the existing and proposed buildings is 18,700 square feet on a 77,865 sq. ft. (1.78 acre) site (a lot coverage of 24%). This site plan was reviewed by the Development Review Committee on December 16, 2020 and the Planning and Zoning Board on February 24, 2021.

A Special Exception approval was granted for this development on February 18, 2021 in order to allow a Waste Related Services Use.

The property is located on the northeast corner of NW 24 Avenue and Dr. Martin Luther King Boulevard.

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-4 & I-1 (Heavy Business & General Industrial) / Warehouse, Waste Related Services Use

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

- a. North - I-1 (General Industrial) | Landscaping and Pesticide Services
- b. South - B-3 (General Business) | Commercial Building
- c. East - I-1 (General Industrial) | Outdoor Storage
- d. West - I-1 (General Industrial) | Contractor's Office, Auto Repairs, Outdoor Storage

Staff Conditions:

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
3/2/2021

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:

Banyan Environmental / 1550 NW 24 Avenue
PZ# 20-12000033

Reviewer: Matt Edge (954)786-5554

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

CONDITIONS:

1. Relocate the light fixture near the entrance in order to maintain a minimum of 15 feet of separation between the light and nearby trees.
2. Provide a floor plan and life safety plan for the existing portion of the north building.
3. Provide landscaping and beautification in excess of standard code requirements along all major street frontages as required by the City's Comprehensive Plan (Policy 01.04.04).
4. Revise the following inconsistencies with the plans:
 - a. The elevations appear to confuse the east and west façade of the building.
 - b. The landscape plan is not accurately portrayed on LC101.
 - c. Remove from the photometric plan the unpermitted containers and any other site features that will be removed.
 - d. Correct the call outs on the landscape plan so that the labels match the abbreviations on the plant list.
5. Standard Conditions of Approval and/or Specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - c. Substantial compliance with the plans, as submitted with this application.