



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-42

Architectural Appearance Committee
Meeting Date: February 2, 2021

NE 8TH ST WAREHOUSES

Request: Major Building Design
P&Z# 20-12000034
Owner: Glenn Speck
Project Location: 621 NE 1 Ave
Folio Number: 484235920010
Land Use Designation: C
Zoning District: B-4
Commission District: 2
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Lauren Gratzner

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct two (2) 5,000 square-foot 1-story warehouse buildings with associated parking, loading, and landscaping. The footprint of the proposed buildings is 10,000 square feet on a 30,762 sq. ft. (0.78 acre) site (a lot coverage of 32.5%). The site plan was reviewed by the Development Review Committee on December 2, 2020.

As part of the project, the applicant is seeking approval of a Minor Administrative Adjustment for 1) the modification of the Type C buffer and 2) a reduction of the base building planting area. Additionally, the applicant is seeking a CPTED Waiver for the location of the buffer wall within the Type C buffer.

The property is located south of NE 8th Street, west of NE 1st Ave, east of N Dixie Highway, and adjacent to NE 7th Street.

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 /B-3 (Heavy Business/General Business) Variant

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

- a. North - Heavy Business(B-4) | Storage Facility
- b. South - General Business(B-3) / Family Dollar
- c. East - General Business/ Multifamily Residence 20 (B-3 / RM-20) | Single-Family homes, Auto Uses, Multifamily Apartments
- d. West - Transportation (T) / Florida East Coast Railway

ARCHITECTURAL APPEARANCE COMMITTEE

REVIEW COMMENTS FOR

2/2/2021

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:

NE 8th Street Warehouses / 621 NE 1 Ave

PZ# 20-12000034

Reviewer: Lauren Gratzner (954) 545-7792

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

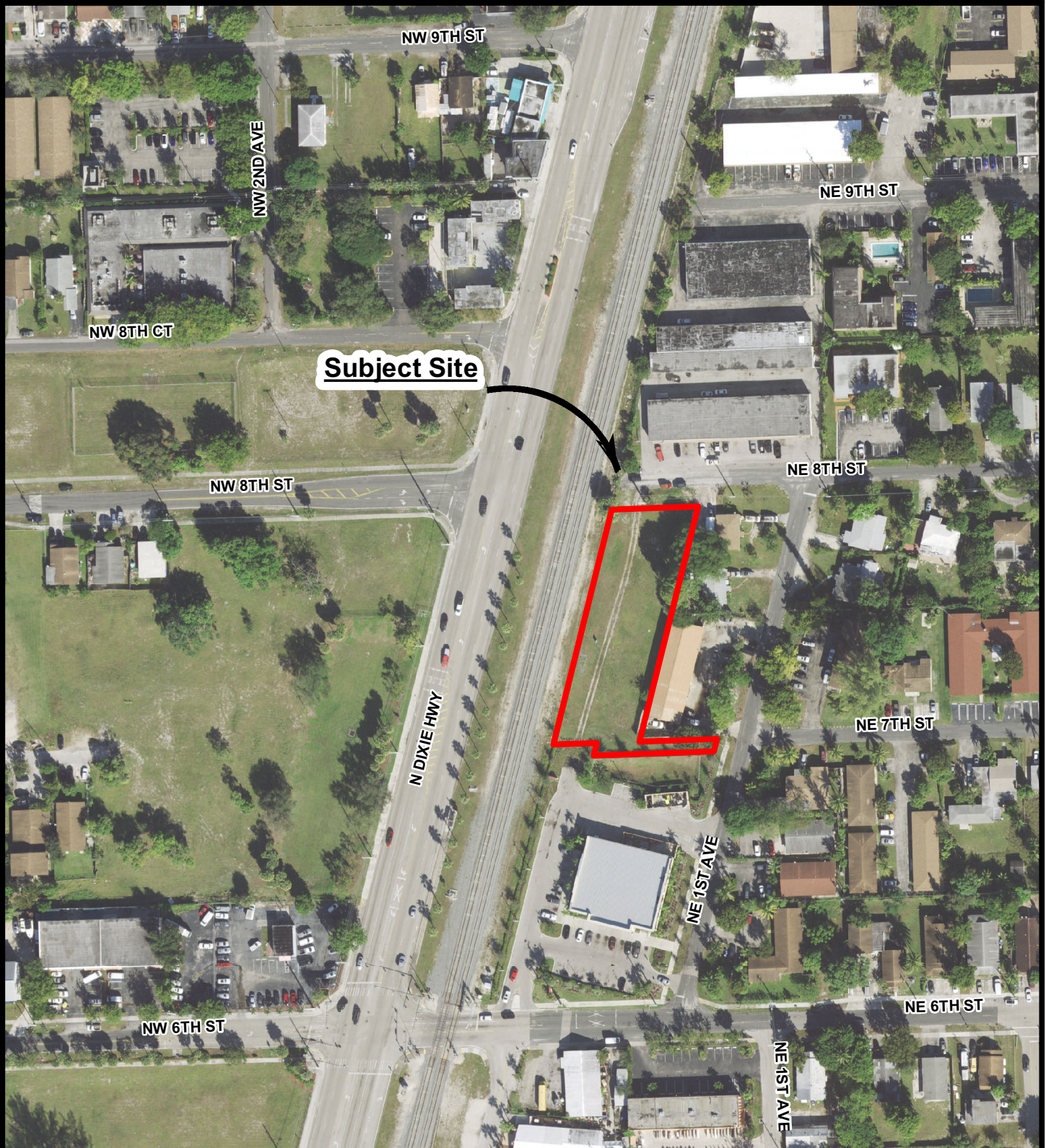
CONDITIONS:

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 all

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:
 - 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.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

AERIAL MAP PAGE 4

PREPARED BY
DEPARTMENT OF
DEVELOPMENT SERVICES

1/25/2021

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