

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

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 23-12000009

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 FLORIDA INDOOR TENNIS LLC.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of a new indoor tennis sports facility of approximately 26,763.40 square feet (“Project”). The Project encompasses the following property folio number: 484232000143; which is more specifically described as follows:

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, 183.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH 01°22'13" WEST 45.05 FEET; THENCE SOUTH 88°53'46" WEST 666.73 FT; THENCE SOUTH 01°21'04" EAST 46.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°44'10" WEST 62.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814); THENCE ALONG SAID

DEVELOPMENT ORDER

Architectural Appearance Committee
Planning and Zoning #PZ23-12000009
Page 2

SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES AND DISTANCES: (1) NORTH 88°53'39" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", FOR AN ARC DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 81°42'20" EAST 224.69 FEET; (4) NORTH 73°53'20" EAST 182.75 FEET; (5) NORTH 76°38'00" EAST 218.02 FEET; (6) NORTH 77°42'43" EAST 264.67 FEET; (7) NORTH 88°04'51" EAST 239.35 FEET; THENCE SOUTH 01°12'55" EAST 268.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 5.001 ACRES, MORE OR LESS.; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance 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 ensure compliance is met; and

- 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

DEVELOPMENT ORDER

Architectural Appearance Committee
Planning and Zoning #PZ23-12000009
Page 3

set forth in the adopted “Supplemental Criteria of the Architectural Appearance Committee”.

Upon further examination and participation of the Development Services Staff, the following condition was offered to further comply with the City Code and offer further clarification for the building permitting process:

1. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City’s Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the City staff condition and additional three (3) Committee conditions below:

1. Supplement the screening of ground-mounted HVAC/mechanical equipment using aluminum architectural louvers in a light color consistent with those provided in the approval.

DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #PZ23-12000009

Page 4

2. Modify the South, East, and West facades by applying architectural enhancements to approximately 10% of the façade areas through the placement of color, consistent with those provided in the approval, in a varied rectangular pattern. Maintain the horizontal orientation of the panels as shown on the elevations.
3. Any monument sign structure must return to the AAC for structure design approval prior to Building Permit Approval.

DONE AND ORDERED this 1st day of April, 2025.

DocuSigned by:

ROBERT ZBIKOWSKI

6A9CA3F91D28445

ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 15th day of April, 2025.

Signed by:

Laura Bissessar

33F20658E261421...

Laura Bissessar

Planning Aide