



Staff Report

File #: LN-329

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 6, 2025

FIBERBUILT CUSHIONS AND UMBRELLA

Request: Building Design
P&Z# 21-12000052
Owner: 2201 LLC
Project Location: 2201 West Atlantic Blvd
Folio Number: 484233290010 and the 6 north adjacent folios
Land Use Designation: Low Medium (5-10 DU/AC)
Zoning District: RM-12 (Multiple Family Residence-12) & B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Luis Sierra / lsierra@gha.ai
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a new 21,492 SF commercial building on a lot with an existing two-story 90,156 SF commercial building with 71,417 SF of ground floor area, along with associated parking and landscaping. The new building will be connected to the existing building by an overhead 48'x46' canopy structure. The total footprint of the buildings is 95,119 square feet on a 243,898 square foot site (5.6 acres), with total lot coverage of 39%. The site plan was reviewed by the Development Review Committee four times (in August of 2022, March of 2024, November of 2024, and February of 2025).

The property is located on the northeast corner of NW 23 Avenue and West Atlantic 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-3 (General Business) | Existing multi-tenant commercial building

- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - RM-12 (Multiple-Family Residence 12) | Single-family homes
 - b. South - B-3/PCI (General Business/Planned Commercial Development) | Commercial Development (Walmart/Wells Fargo/KFC/Etc.)
 - c. East - B-3 (General Business) | Existing multi-tenant commercial building
 - d. West - CF (Community Facilities) | Post Office

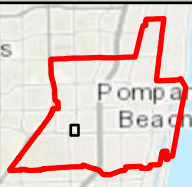
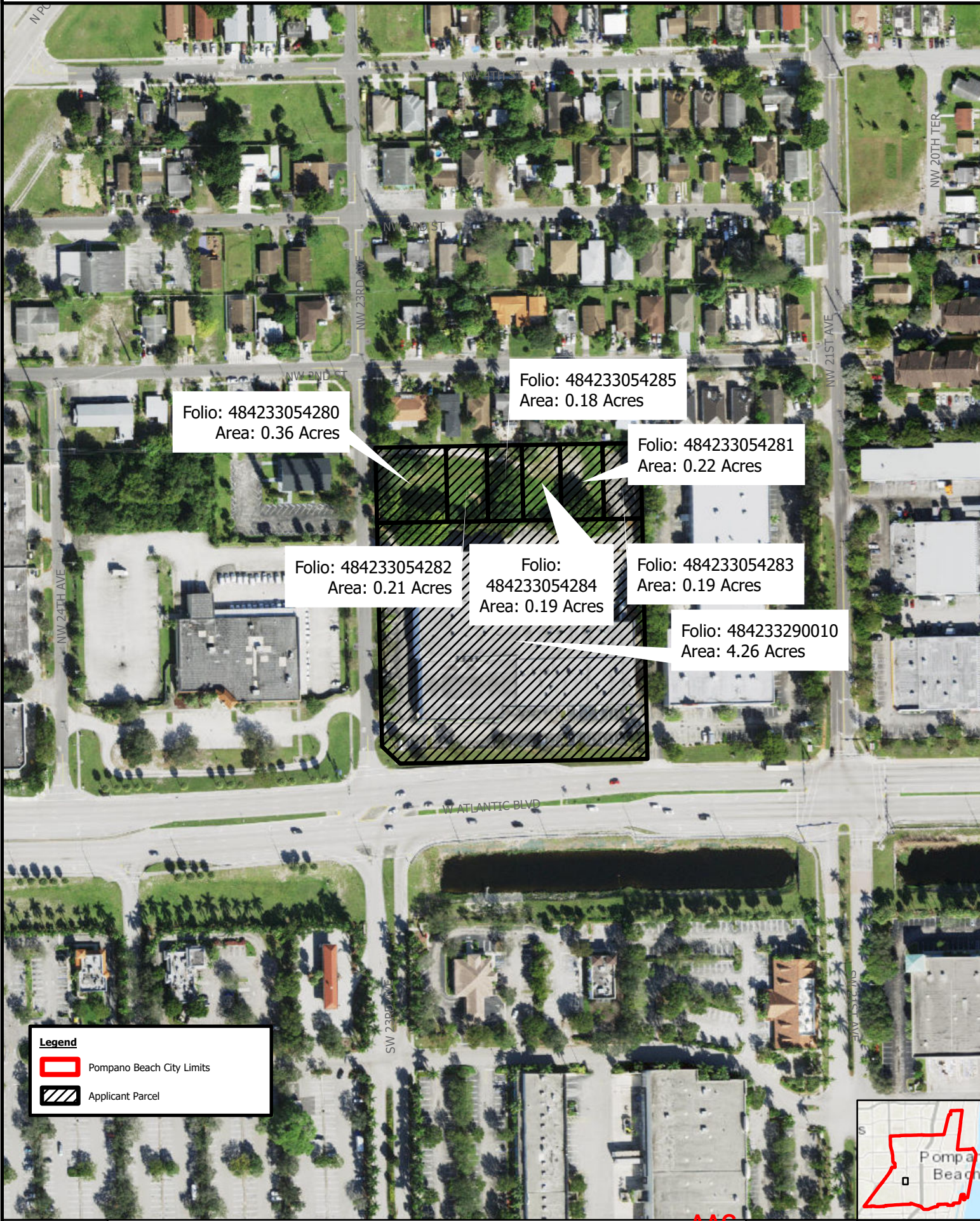
Staff Conditions:

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

1. Provide the dimensions of the canopy structure on the site plan.
2. Provide a 5-foot Right-of-Way dedication along NW 23 Avenue prior to building permit approval.
3. Provide a Unity of Title for the seven subject parcels of this project prior to building permit approval.
4. In accordance with Code Section 155.2416, provide a Master Sign Program for the property prior to sign permit approval.
5. Revise all plans to depict consistent light pole locations.
6. In accordance with Code Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole.
7. 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. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - c. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - d. All signage shall be submitted as individual permits and is not included in this site plan approval.

CITY OF POMPANO BEACH

AERIAL MAP



Scale:
1:2,500

2201 LLC

2201 W Atlantic Blvd and adjacent parcels

AAC

PZ21-12000052
Department of
Development Services
4/1/23

