



## Staff Report

**File #:** LN-454

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 6, 2023

### 1801 N ANDREWS AVE

**Request:** Major Site Plan  
**P&Z#** 22-12000052  
**Owner:** FR 1801 Andrews LLC  
**Project Location:** 1801 N Andrews Ave  
**Folio Number:** 484227260044  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Jonathan Cady (954-788-3400)  
**Project Planner:** Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

The applicant is requesting Major Building Design approval to construct a new industrial building on the subject property. The total footprint of the proposed building is 124,071 sq. ft. on a 364,333 sq. ft. site (34% lot coverage on 8.36 acres). The project also includes landscaping, surface parking and loading docks. The site plan for the proposed development was reviewed by the Development Review Committee (DRC) on March 1, 2023, April 19, 2023, and June 7, 2023.

The property is located south of West Copans Road, at the northwest corner of of Bonsal Way (NW 18 St) and North Andrews Avenue Extension.

Pursuant to §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): General Industrial (I-1) | Warehouse

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

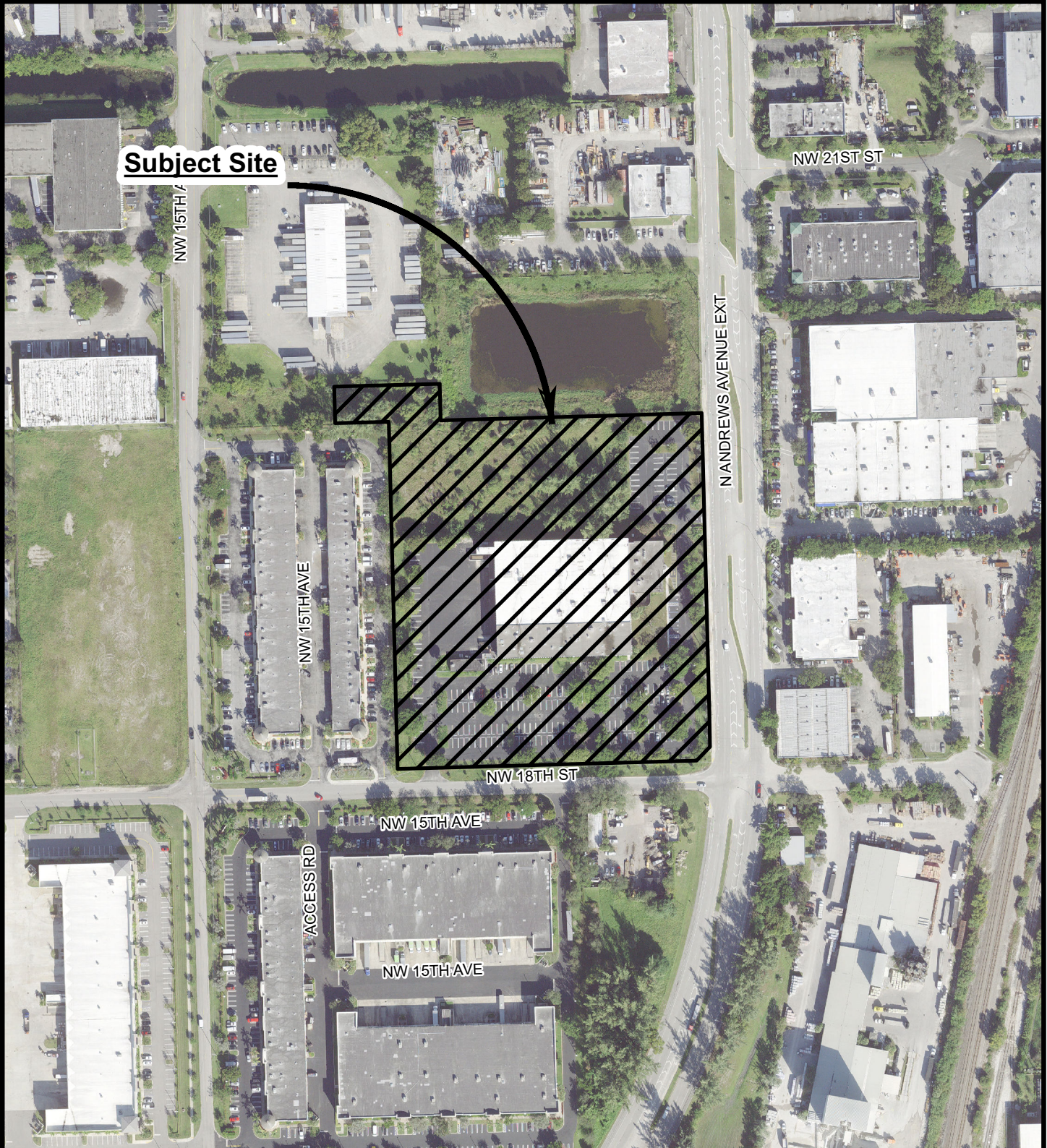
- a) North - General Industrial (I-1) | Retention Pond and Warehouse
- b) South - Office Industrial Park (OIP/PCD), Industrial (I-1) | Warehouse, Contractor's Yard
- c) East - General Industrial (I-1) | Warehouse
- d) West - Office Industrial Park (OIP/PCD) | Warehouse

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

1. Prior to issuance of a building permit, provide evidence that the Sustainable Development Point requirement has been met, with nonresidential development required to achieve at least twelve points from Table 155.5802, Sustainable Development Options and Points.
2. The proposed pole-mounted light fixtures appear to be located within a 15-foot radius of various trees on the landscape plan. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Revise sheets A0.2 Site Plan Photometrics and LP-101 Landscape Plan to show the minimum allowable distance between light fixtures and trees.
3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. A copy of the CPTED plan and approval by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - b. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

5/23/2023

AdkBob

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PREPARED BY:  
**AAC**  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000052  
06/06/2023