



## Staff Report

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**File #:** LN-485

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 4, 2025

### POWER PETROLEUM HQ

**Request:** Major Site Plan  
**P&Z#** 22-12000026  
**Owner:** 201 Southwest 12 Ave, INC  
**Project Location:** 201 SW 12 Ave  
**Folio Number:** 494202000110  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Daniel Alonso (305-595-3095 / [permits@oa-arch.com](mailto:permits@oa-arch.com))  
**Project Planner:** Diego Guevara (954-786-4310 / [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com))

### Summary:

The applicant is requesting Building Design approval to construct a 3-story office building development including a warehouse, associated parking and landscaping. The footprint of the proposed building is 7,673 sq. ft. on a 32,017 square foot lot (0.74 acres) with lot coverage of 23.97%. The Site Plan was reviewed by the Development Review Committee on July 19, 2023; October 24, 2024; November 29, 2024 and a Post-DRC review on January 7, 2025. The Planning and Zoning Board will review the project on its February 26, 2025 meeting.

The property is located at the northwest corner of S. Andrews Avenue and SW 2<sup>nd</sup> 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.

The property Zoning designation is General Industrial (I-1).

### Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): I-1 | Vacant lot.

**B. Surrounding Properties (Zoning District | Existing Use):**

- a. North - I-1 | Andrews Avenue
- b. South - I-1 | Vacant Lot
- c. East - I-1 | Warehouse
- d. West - I-1 | CSX Rail Road, further west, Industrial building

**Staff Conditions:**

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

1. Standard Conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence demonstrating that the Plat has been approved and recorded at Broward County.
  - b. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d. A copy of the CPTED plan, approved by the Broward Sheriff's Office, must be submitted for Zoning Compliance Permit Approval.
  - e. 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



Folio: 494202000110  
Area: 0.7 Acres

Folio: 494202000110  
Area: 0.03 Acres

- Legend**
- Municipal Boundary
  - Applicant Parcel

**AAC**

Scale:  
1:3,500

201 Southwest 12 Ave, INC

201 SW 12 Ave

**PZ22-1-2000026**  
Department of  
Development Services  
**12/23/2024**

