



Staff Report

File #: LN-611

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

CHENEY BROTHERS POMPANO PROCESSING FACILITY

Request: Building Design
P&Z# 22-12000051
Owner: GWB, LLC.
Project Location: 2001 N. Andrews Avenue
Folio Number: 484227260041, 484227260040, 484227260061
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Matthew Wojciechowski (561-684-6141 / mwojciechowski@SNlandplan.com)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Building Design approval in order to construct a new warehouse for the use of a meat and fish processing center, along with associated parking and landscaping. The building footprint is 58,657 square feet on a 146,965 square foot (3.37 acre) site, a total lot coverage of 40%. The site plan was reviewed by the Development Review Committee on April 3, 2024 and May 15, 2024.

The property is located on the west side of North Andrews Avenue, between NW 22 Street and NW 18 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): I-1 (General Industrial) | vacant warehouse/office building

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

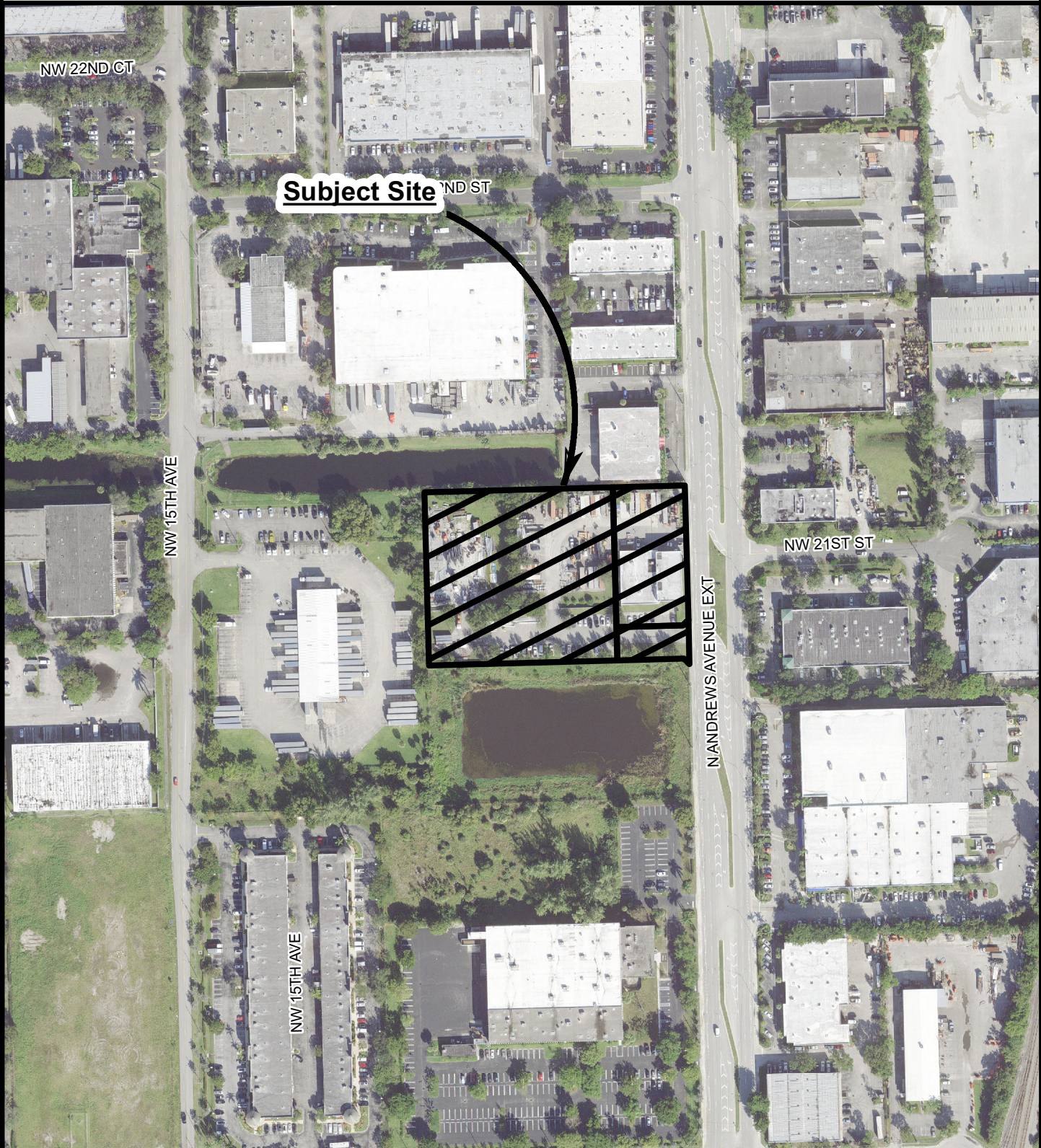
- a. North - I-1 (General Industrial) | Warehouse/office building
- b. South - I-1 (General Industrial) | Drainage pond
- c. East - I-1 (General Industrial) | Warehouse/office buildings
- d. West - I-1 (General Industrial) | Trucking facility

Staff Conditions:

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

1. The following items shall be provided prior to building permit approval:
 - a. Documentation of approval for the proposed 15-foot abandonment of the northern utility easement.
 - b. A Unity of Title for the three subject folios.
 - c. The standard easement agreement form shall be submitted for the proposed construction within the utility easements along the perimeter of the property.
2. 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 points used for the Sustainability Narrative as submitted to the AAC 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.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 250 ft

5/23/2024

SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-1200051
06/04/2024