



Staff Report

File #: LN-753

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 3, 2026

FLACK'S WAREHOUSE

Request: Building Design
P&Z# 24-12000025
Owner: 1220 Holdings LLC
Project Location: 1220 SW 12th Ave
Folio Number: 494202000660
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Igor Petronijevic
Project Planner: Jonathan Cady (jonathan.cady@copbfl.com / 954-786-5578)

Summary:

The proposed Major Site Plan application is to construct an addition to an existing warehouse. The applicant is requesting Building Design approval for the development of a new 2-story office building on a 9,639-square-foot lot. The existing warehouse is approximately 5,045 square feet, and the proposed addition will have a total gross floor area of 2,836 square feet.

During the staff review of the submitted documents and drawings, staff recommended that the applicant install bollards at the entrance to the new addition building to help prevent potential vehicle collisions and enhance pedestrian safety. The applicant has acknowledged the recommendation but has not provided the bollards.

The subject site received approval for a Variance to permit construction of the addition to an existing warehouse, maintaining the current nonconforming interior side-yard setback of 0 feet along the south property line, in lieu of the 10-foot setback required by Code. The Variance was approved in September 2025, subject to compliance with the Building Permit and the Site Plan submittal. Any expansion beyond the proposed 30-foot addition will require separate review and approval.

The property is located on the east side of SW 12 Avenue, between SW 8 Street and SW 13 Court.

Pursuant to Section 158.04, 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

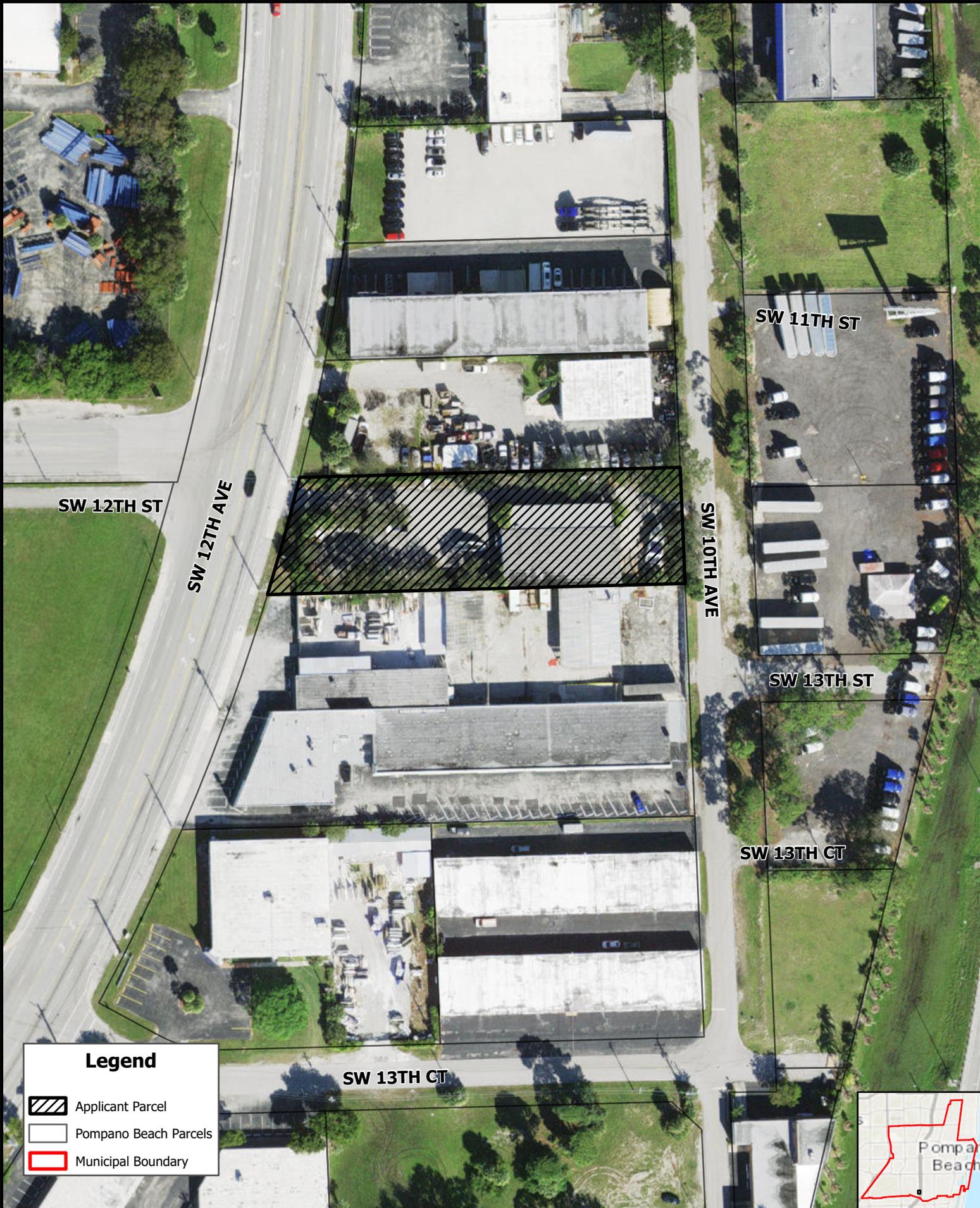
- A. Subject property (Zoning | Existing Use): I-1 (General Industrial) | General Contractor; Storage Warehouse
- B. Surrounding Properties (Zoning District | Existing Use):
 - North: I-1 (General Industrial) | General Contractor Office
 - South: I-1 (General Industrial) | Administrative Office
 - East: I-1 (General Industrial) | Vacant Parcel
 - West: I-1 (General Industrial) | Vacant Parcel

Staff Conditions:

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

1. Any significant changes to the exterior of the building, including but not limited to changes in color, structural layout, materials, or architectural features, may require the project to return to the AAC for re-review and approval.
2. 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. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office.

CITY OF POMPANO BEACH AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary



Scale:
1:1,250
Date Exported:
2/9/2026

1220 SW 12th AVE
1220 Holdings LLC

Created by:
Department of
Development Services

