

Staff Report

File #: LN-790

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JANUARY 6, 2026

FIRST 95 DISTRIBUTION CENTER PH2

Request: Building Design
P&Z# 25-12000030
Owner: FR NW 12 Terrace LLC
Project Location: 1000-1041 NW 12th Ter
Folio Number: 484234490020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The proposed Major Site Plan application is for the redevelopment of an existing industrial warehouse site with two new industrial warehouse buildings with loading docks, totaling approximately 315,340 square feet on a 19.38-acre site, along with associated parking and landscaping.

The property is located east of I-95, between Martin Luther King Jr. Boulevard and NW 15 Street.

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) | Storage Yard

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

North: I-1 (General Industrial) | Manufacturing, Distribution, and Storage; FEC Railway

South: I-1 (General Industrial) | Contractor's Office; Pest Control Service; Unoccupied

East: T (Transportation) | I-95 Expressway

West: I-1 (General Industrial) | Tarmac Concrete Manufacturing Plant; FEC Railway

Staff Conditions:

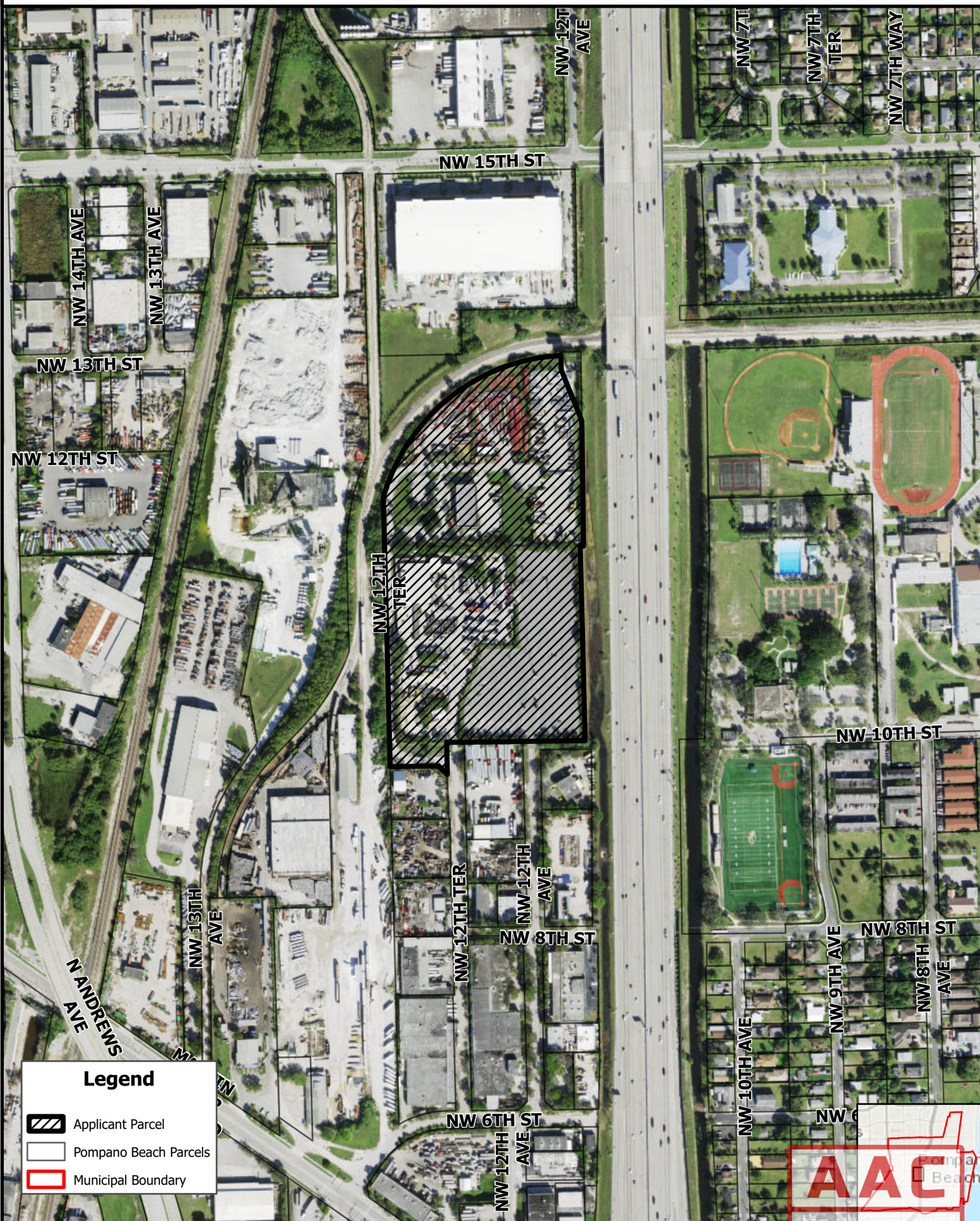
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide evidence that the selected Sustainable Development Point options from Table 155.5802 have been met, including overhangs on all south windows.
2. Amend the 20-foot access and utility easement to align with the proposed driveway at the northeast corner of the property and follow the length of the driveway to the south end of the site, or revise the plans to provide an alignment of the driveway with the existing easement.
3. 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

Default Folder: H:\Bldg\GIS\Planning - Notice Map