

Legislation Text

File #: LN-42, **Version:** 5

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: April 6, 2021

NE 8TH ST WAREHOUSES

Request: Major Site Plan
P&Z# 20-12000034
Owner: Glenn Speck
Project Location: 621 NE 1 Ave
Folio Number: 484235920010
Land Use Designation: C (Commercial)
Zoning District: B-4 (Heavy Business)
Commission District: 2
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Lauren Gratzer

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct two (2) 5,000 square-foot 1-story warehouse buildings with associated parking, loading, and landscaping. The footprint of the proposed buildings is 10,000 square feet on a 30,762 sq. ft. (0.78 acre) site (a lot coverage of 32.5%). The site plan was reviewed by the Development Review Committee on December 2, 2020 and by the Planning and Zoning Board on February 24, 2021.

This project was previously approved by the Architectural Appearance Committee on February 2, 2021. Following a discussion regarding the design of the building at the February Planning and Zoning Board meeting, the applicant revised the elevations of the building, adding a higher parapet and faux windows. This revision has triggered a resubmittal to the Architectural Appearance Committee. The revised elevations were presented at the March 24 Planning and Zoning Board meeting and received approval.

As part of the project, the applicant has received approval of a Minor Administrative Adjustment for 1) the modification of the Type C buffer and 2) a reduction of the base building planting area. Additionally, the applicant received approval for a CPTED Waiver for the location of the buffer wall within the Type C buffer.

The property is located south of NE 8 Street, west of NE 1 Ave, east of North Dixie Highway, and adjacent to NE 7 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): B-4 /B-3 (Heavy Business/General Business) | Vacant
- A. Surrounding Properties (Zoning District | Existing Use):
 - a. North - Heavy Business (B-4) | Storage Facility
 - b. South - General Business (B-3) | Family Dollar
 - c. East - General Business / Multifamily Residence 20 (B-3 / RM-20) | Single-Family homes, Auto Uses, Multifamily Apartments
 - d. West - Transportation (T) | Florida East Coast Railway

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
4/6/2021

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

NE 8th Street Warehouses / 621 NE 1 Ave
PZ# 20-12000034

Reviewer: Lauren Gratzner (954) 545-7792

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

CONDITIONS:

1. All staff conditions from the previously approved Development Order remain in effect.