



## Legislation Text

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**File #:** LN-66, **Version:** 2

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: May 4, 2021

### FESTIVAL MARKETPLACE (INDUSTRIAL)

**Request:** Major Site Plan  
**P&Z#** 19-12000017  
**Owner:** Festival Real Estate LLC  
**Project Location:** 2900 W Sample Rd  
**Folio Number:** 484221070010  
**Land Use Designation:** C  
**Zoning District:** B-3  
**Commission District:** 4  
**Agent:** Chris Collins (321-217-6247)  
**Project Planner:** Matt Edge

### Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a new 134,048 square-foot multi-bay warehouse building. Additional site improvements include landscaping, parking, and site lighting. The footprint of the proposed buildings is 134,048 square feet on a 445,708 sq. ft. (10.23 acre) site (a lot coverage of 30.1%). This site plan was reviewed by the Development Review Committee on January 20, 2021.

The property is located on the northeast corner of NW 27 Avenue and NW 33 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) / Parking Lot
- A. Surrounding Properties (Zoning District / Existing Use):

- a. North - B-3 (General Business) | Flea Market
- b. South - I-1 (General Industrial) I Warehouse/Distribution
- c. East - I-1 (General Industrial) I Warehouse
- d. West - T (Transportation) I FL Turnpike

**Staff Conditions:**

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

1. Continue the screening of the loading areas along the east side of the loading areas on the north and south of the building so they are not visible from the road.
2. Provide a note on the site plan that states that all overhead lines will be relocated underground in accordance with §155.5509.
  3. Provide a continuous curb for all parking spaces on site or obtain relief.
  4. Provide a curb along all landscaped areas.
5. Revise the Site Data on the Site Plan sheet, C-5.01 to reflect the correct Impervious Area. The proposed building area is considered impervious and must be added to the Impervious Area in the Site Data Table.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
  - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - c. Substantial compliance with the plans, as submitted with this application.