



**CITY OF POMPANO BEACH  
FLORIDA**

**CITY HALL OFFICES:**

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Pompano Beach, FL 33061

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**ARCHITECTURAL APPEARANCE COMMITTEE  
Commission Chambers Conference Room**

**November 16, 2017  
4:00 P.M.**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL:**

Robert Zbikowski  
John Pancoast  
Salah Elroweny  
Tobi Aycocock  
Joby Balint  
Claudia Mazzocchetti

**C. APPROVAL OF THE MINUTES:**

October 26, 2017

**D. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**E. SIGN PROGRAM**

**1. POMPANO BEACH HOUSE SIGNS  
Planning and Zoning #15-1200038**

Consideration of the SIGN PLAN submitted by **TIMOTHY HERNANDEZ** on behalf of **THE CITY OF POMPANO BEACH**. The subject property obtained Major Building Design approval for a restaurant in November 2015. This site plan is a part of a larger master plan for the beach and pier, which includes a parking garage, retail and restaurant space west of Pompano Beach Blvd, and between NE 3rd Street and NE 2nd Street. The fishing pier and small concession stand are existing and will remain on the property. The overall property will consist of two restaurants. This

application is referred to as "Parcel C1," which is based off a labeling convention on a phasing plan submitted with the rezoning on the following described property:

THAT PORTION OF LOTS 1 AND 2, BLOCK 7, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 7;  
THENCE NORTH 09° 09' 21" EAST ALONG THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 313.78 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 09.09'21" EAST ALONG SAID WEST LINE, A DISTANCE OF 92.62 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 7;  
THENCE NORTH 88° 57' 36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 111.00 FEET;  
THENCE SOUTH 08° 60' 26" WEST, A DISTANCE OF 92.53 FEET;  
THENCE SOUTH 88°57'36" WEST, A DISTANCE OF 111.51 FEET TO THE POINT OF BEGINNING.  
LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
CONTAINING 10,141 SQUARE FEET, MORE OR LESS.

AKA: 250 N Pompano Beach Boulevard  
ZONED: PR (Parks and Recreation)  
STAFF CONTACT: Daniel Keester-O'Mills

**F. MAJOR BUILDING DESIGN / SITE PLAN**

**2. BEACHCOMBER**  
**Planning and Zoning #17-1200027**

Consideration of the MINOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **GARY KUHL** on behalf of **THE BEACHCOMBER VILLAS, INC.** in order to renovate an existing hotel, including front façade and porte cochere, a two-story building, pools, pool decks and associated amenities, walkways, landscaping and parking area on the following described property:

PARCEL I  
THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 6, SAID TOWNSHIP AND RANGE. FOR A POINT OF REFERENCE; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 5; NORTH 00 47' 00" WEST. 1111.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH 00 47' 00" WEST, 150.19 FEET; THENCE NORTH 89 19' 40" EAST. 485 FEET, MORE OR LESS, TO THE WATERS OF THE ATLANTIC OCEAN; THENCE IN A GENERAL SOUTHWESTERLY DIRECTION FOLLOWING THE MEANDERS OF THE SAID ATLANTIC OCEAN 151 FEET, MORE OR LESS; THENCE SOUTH 89 19' 40" WEST, 478 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.

PARCEL II  
A PARCEL OF LAND BEGINNING AT A POINT ON THE SECTION LINE 960 FEET NORTH OF THE QUARTER SECTION CORNER OF THE SECTION LINE DIVIDING SECTIONS 5 AND 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, AND RUNNING THENCE EAST 400 FEET, MORE OR LESS, TO THE ATLANTIC OCEAN; THENCE NORTHERLY 150 FEET ON THE OCEAN LAND LINE; THENCE WEST 400 FEET MORE OR LESS, TO THE SECTION LINE; THENCE

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SOUTH 150 FEET ON SECTION LINE TO POINT OF BEGINNING; TOGETHER WITH AU. RIPARIAN RIGKTS, SAID PARCEL OF LAND BEING IN GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 49 SOUTH, RANGE 43 EAST, IN BROWARD COUNTY, FLORIDA

LESS AND EXCEPT:

THAT PORTION OF PARCELS IAND II LYING WEST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN BOULEVARD)AS SHOWN ON SHEET 11 OF 18 OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 86050-2517.

AKA: 1200 S Ocean Boulevard  
ZONED: B-3 (General Business)  
STAFF CONTACT: Pamela Stanton

**3. TOP SELF STORAGE  
Planning and Zoning # 17-12000028**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **FRANK PEREZ** on behalf of **TOP SELF STORAGE THREE, LLC** in order to construct a self-storage development consisting of nine buildings and associated site improvements on a currently vacant site. The project consists of one (1) three-story, 94,500 sq. ft., air-conditioned self-storage facility with approximately 2,000 sq. ft. of office space and eight (8) single-story, non-air-conditioned, drive up style self-storage buildings totaling 86,518 sq. ft. The project also consists of customer loading areas, parking and landscape improvements on the following described property:

ALL THAT PART OF THE EAST ONE-HALF (E 1/2), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE THEREOF, 172.68 FEET; THENCE SOUTH 00°13'16" EAST, 378.50 FEET; THENCE NORTH 89°53'28" EAST, 90.46 FEET; THENCE SOUTH 00°13'34" EAST, 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 193.24 FEET; THENCE NORTH 00°12'59" WEST, 100.00 FEET; THENCE SOUTH 89°53'28" WEST, 70.00 FEET; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF THE SAID E 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4, 528.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH ONE-HALF (N 1/2), OF ALL THAT PART OF THE WEST ONE-HALF (W 1/2), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING NORTH OF THE RIGHT-OF-WAY OF HAMMONDVILLE ROAD.

TOGETHER WITH:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 672.90 FEET; THENCE NORTH 00°13'34" EAST ALONG THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF

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40.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.24 FEET; THENCE NORTH 00°13'34" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG A LINE 250.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, A DISTANCE OF 90.46 FEET; THENCE NORTH 00°13'16" WEST, A DISTANCE OF 378.50 FEET; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 163.66 FEET; THENCE SOUTH 00°13'34" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 628.16 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 3 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034, BROWARD COUNTY RECORDS.

ALSO LESS:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", "WALTON SITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°53'32" WEST ON THE NORTH LINE OF A 3 FOOT RIGHT-OF-WAY DEDICATION FOR HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1039 OF SAID PUBLIC RECORDS 106.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'32" WEST ON SAID RIGHT-OF-WAY DEDICATION LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034 OF SAID PUBLIC RECORDS FOR 40.00 FEET; THENCE NORTH 00°12'03" WEST 13.00 FEET; THENCE NORTH 89°53'32" EAST 40.00 FEET; THENCE SOUTH 00°12'03" EAST 13.00 FEET TO THE POINT OF BEGINNING.

AKA: 2855 Martin Luther King Jr. Boulevard  
ZONED: B-4 (Heavy Business)  
STAFF CONTACT: Kerrie MacNeil

**4. 16<sup>TH</sup> STREET POMPANO**  
**Planning and Zoning #17-1200034**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **MICHAEL MCCARTHY** on behalf of **16TH STREET POMPANO BEACH, LLC** in order to construct a new warehouse building with ancillary office, along with associated parking and landscaping on the following described property:

TRACT "A", OF 16TH STREET POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
FORMERLY KNOWN AS: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AKA: 1840 NW 16 Street  
ZONED: I-1 (General Industrial)  
STAFF CONTACT: Scott Reale

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**G. OTHER BUSINESS**

**5. COMMITTEE ELECTIONS**

The committee shall elect a Chairperson and a Vice-Chairperson for a term of one year.

**H. ADJOURNMENT**