



**CITY OF POMPANO BEACH
FLORIDA**

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4679

*Visit Our Website At:
<http://www.pompanobeachfl.gov>*

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

**ARCHITECTURAL APPEARANCE COMMITTEE
Commission Chambers**

**May 25, 2017
4:00 P.M.**

AGENDA

A. CALL TO ORDER

B. ROLL CALL:

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

C. APPROVAL OF THE MINUTES:

April 27, 2017

D. INDIVIDUALS TESTIFYING PLACED UNDER OATH

E. MAJOR BUILDING DESIGN / SITE PLAN

**1. BURGERFI / TBD / KILWINS AT POMPANO BEACH (R2)
Planning and Zoning #17-1200007**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **TIMOTHY L. HERNANDEZ** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a new one-story retail building. 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 on the following described property:

THAT PORTION OF BLOCK 8, 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 SOUTHEAST CORNER OF SAID BLOCK 8;
THENCE NORTH 09°09'21" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 369.46 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 80° 50' 39" WEST, A DISTANCE OF 77. 19 FEET;
THENCE NORTH 09°09'21" EAST, A DISTANCE OF 124.66 FEET TO THE NORTH LINE OF SAID BLOCK 8;
THENCE NORTH 88°57'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 78.43 FEET TO THE EAST LINE OF SAID BLOCK 8;
THENCE SOUTH 09°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 138.54 FEET TO THE POINT OF BEGINNING.
LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 10,158 SQUARE FEET, MORE OR LESS.

AKA: 245-255 N Pompano Beach Boulevard
ZONED: PD-I (Planned Development-Infill)
STAFF CONTACT: Daniel Keester

**2. POMPANO BEACH AQUATIC CENTER
Planning and Zoning # 17-1200017**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **MICHAEL VONDERMEULEN** on behalf of **THE CITY OF POMPANO BEACH** in order to construct a 2,937 square foot 2-story observation facility at the east side of the existing Community Park Aquatic Center pool deck. The ground floor will contain mechanical/electrical rooms and a stairway access to the observation deck. The second floor will have a grand room and retail spaces with access from the pool deck on the following described property:

A PORTION OF PARCEL 'B' "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 1300 NE 10 Street
ZONED: CF (Community Facilities)
STAFF CONTACT: Pamela Stanton

**3. CUBESMART
Planning and Zoning #16-1200045**

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **MICHAEL VONDER MEULEN on behalf of MCNAB GROVES, INC.** in order to construct a 117,079 square foot commercial project featuring a storage/restaurant/retail facility. The project will have 841 climate controlled storage units, 1,089 square feet of office space, 7 bays of retail and restaurant uses (7,929 square feet), parking, and site landscape on the following described property:

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC

NOTE: Any person who decides to appeal any decision of the ARCHITECTURAL APPEARANCE COMMITTEE with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // MRE // 5.18.2017

RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

AKA: 950 E McNab Road
ZONED: B-3 (General Business)
STAFF CONTACT: Jae Eun Kim

4. 7-ELEVEN
Planning and Zoning # 16-1200060

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **MICHAEL BRYAN** on behalf of **WISH WASH 6, LLC** in order to construct a 3,080 sq. ft. convenience store and twelve fueling stations located under 3,334 sq. ft. of canopy area, outdoor seating area, parking, and associated landscaping on the following described property:

PARCEL 1:

THE NORTH 240 FEET OF THE SOUTH 293 FEET OF THE EAST 157.5 FEET OF THE WEST 190.5 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THE WEST 50.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 7117, PAGE 441 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46). LYING SOUTH OF SAID PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 49 SOUTH. RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3. A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 240.00 FEET OF THE SOUTH 293.00 FEET OF THE EAST 97.50 FEET OF THE WEST 288.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-

NOTE: Any person who decides to appeal any decision of the ARCHITECTURAL APPEARANCE COMMITTEE with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // MRE // 5.18.2017

QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46) LYING SOUTH OF SAID PROPERTY.

A PORTION OF THE SOUTHWEST (BARTER OF SECTION 3. TOWNSHIP 49 SOUTH. RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE. A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

ADDITIONALLY TO BE PURCHASED:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89°21'11" WEST ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3 FOR 288.12 FEET; THENCE NORTH 02°17'19" WEST 72.03 FEET TO THE NORTHEAST CORNER OF ROAD RIGHT-OF-WAY PARCEL 46, AS RECORDED IN OFFICIAL RECORDS BOOK 12651, PAGE 185 ALSO BEING THE NORTHWEST CORNER OF ROAD RIGHT-OF-WAY PARCEL 47, AS RECORDED IN OFFICIAL RECORDS BOOK 13293, PAGE 552, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST MCNAB ROAD (SW 15TH STREET) AND THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE NORTH 02°17'19" WEST 70.00 FEET; THENCE NORTH 89°21'11" EAST 38.00 FEET; THENCE SOUTH 02°17'19" EAST 70.00 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF WEST MCNAB ROAD (SW 15TH STREET); THENCE SOUTH 89°21'11" WEST ON SAID NORTH RIGHT-OF-WAY LINE 38.00 FEET TO THE POINT OF BEGINNING,

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 2,659 SQUARE FEET (0.0610 ACRES), MORE OR LESS.

AKA: 1480 S Powerline Road
ZONED: B-4 (Heavy Business)
STAFF CONTACT: Scott Reale

5. FISCHER PANDA
Planning and Zoning # 17-1200002

Consideration of the MAJOR SITE PLAN AND MAJOR BUILDING DESIGN submitted by **KENNETH CARLSON** on behalf of **VGTAT PROPERTIES, LLC** in order to construct an office manufacturing facility consisting of 3,787 sq. ft. of office, 6,121 sq. ft. of light industrial, and 8,507 sq. ft. of warehouse, along with associated parking and landscaping on the following described property:

PARCEL "A", HAAS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LAND SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 61,771 SQUARE FEET OR 1.4181 ACRES, MORE OR LESS.

AKA: 351 S Andrews Ave (351 SW 12 Avenue)
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale

F. OTHER BUSINESS

G. ADJOURNMENT