

## Staff Report

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**File #:** LN-53

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Architectural Appearance Committee  
Meeting Date: February 2, 2021

### VISTA BMW SERVICE GARAGE

**Request:** Major Building Design and Vernacular or Superior Design  
**P&Z#** 20-12000036  
**Owner:** Pompano Imports, Inc.  
**Project Location:** 744 N. Federal Highway  
**Folio Number:** 484331510010  
**Land Use Designation:** C  
**Zoning District:** B-3  
**Commission District:** 1  
**Agent:** Doug Snyder (954-764-6575)  
**Project Planner:** Jae Eun Kim

### 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 addition of a service garage with new parking. This addition will require the demolition of the existing service garage. The total footprint of the proposed building is 23,827 sq. ft. on a 134,508 sq. ft. (3.08 acre) site. The total lot coverage including 16,432 sq. ft. of the existing building footprint is 29.9%. This proposed development was reviewed by the Development Review Committee (DRC) on December 16, 2020, and is required to resubmit to the DRC.

The applicant is requesting approvals for Vernacular or Superior Design Alternatives in lieu of complying with two Building Design Standards:

1. Building Design Standard 155.5602.C.7.a: At least 30 percent of the street-facing façade area of the ground-level floor of buildings shall be occupied by windows or doorways.
2. Building Design Standard 155.5602.C.7.d: Street-facing facades of the ground level floor shall not include roll up doors.

The applicant has selected to apply Vernacular Alternative Supplemental Criteria #6: The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

The property is located east of Federal Highway and between NE 6 Street and NE 8 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-3 (General Business District) / Auto Dealership

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

- a) North: B-3 (General Business District) / Retail
- b) South: B-3 (General Business District) / Auto Dealership
- c) East: RD-1 (Two-Family Residence) / Residential Area
- d) West: CF (Community Facility) / City Park

**ARCHITECTURAL APPEARANCE COMMITTEE**

**REVIEW COMMENTS FOR**

Meeting Date: 02/02/2021

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:

Vista BMW Service Garage

744 N Federal Highway

PZ # 20-12000036

Reviewer: Jae Eun Kim

Included in this Building Design application are requests for two Vernacular Alternative approvals: 1) At least 30 percent of the street-facing facade area of the ground-level floor of buildings shall be occupied by windows or doorways, and 2) Street-facing facades of the ground level floor shall not include roll up doors. For both approval request, the applicant has chosen to apply Vernacular Alternative Supplemental Criteria #6, which is that the project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC. The Supplemental Criteria of the Vernacular Alternative section are listed below.

**H. VERNACULAR ALTERNATIVE**

When reviewing requested deviations from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:

Vernacular or Superior Design Alternative Options:

1. The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the code requirement.

in terms of aesthetic quality.

2. The project portrays a superior design of a building or development that celebrates, honors, and pays visual tribute to a specific style or theme.
3. Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.
4. The project proposes one or more prominent or remarkable iconic structures.
5. The project proposes conspicuous and exemplary displays of sustainability and sustainable design.
6. The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

### **Staff Conditions:**

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

1. Obtain two approvals from the Architectural Appearance Committee for two separate Vernacular or Superior Design Alternatives in lieu of compliance with Section 155.5602.C.7. a and d, Fenestration / Transparency.
2. Provide instrument numbers for recorded easement terminations on the plans.
3. An access agreement or other equivalent instrument between the subject property and the neighboring property shall be approved by the City and recorded in the public records of Broward County.
4. All on-site facilities for the distribution of electricity, telephone and cable shall be installed underground in accordance with Plat B 178, Page 38.
5. Provide a Type B perimeter buffer along the south property line within the scope of work area, as required in Section 155.5203.F, Perimeter Buffers, and 155.4219.A.1.b, Commercial: Motor Vehicle Sales and Service Uses, or obtain approval of a Unity of Use by the City Attorney and record it into the Official Records of Broward County.
6. Illustrate vehicles on elevations to demonstrate that the proposed parapets are high enough to conceal vehicles, pursuant to Section 155.4219.A.2, Motor Vehicle Sales and Service Uses, and Section 155.5605.C, General Parking Deck or Garage Design Standards.
7. Provide foot-candles at property lines, not to exceed 3.0 foot-candles, pursuant to Section 155.5401.E.
8. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.
9. Building Permit plans will be subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this Site Plan.
10. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

AERIAL MAP PAGE 4

1/25/2021

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PREPARED BY  
DEPARTMENT OF  
DEVELOPMENT SERVICES

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2/2/21