

08/28/2023

To:

City of Pompano Beach  
100 W Atlantic Blvd  
Pompano Beach, FL 33060

Regarding:

Power Petroleum HQ  
201 SW 12th Ave

### Project Narrative

The proposed project is located at property ID number 494202000110. The property is currently vacant, and it lies within an I-1 (General Industrial) zoning district.

The lot is to be developed into a 3-story, office/warehouse building. The ground floor will house the warehouse, office lobby, and a service area for garbage and maintenance purposes. The second and third floors contain offices throughout. This project meets the requirements of section 155.5603 of the zoning code as follows:

155.5603.E – Façade Articulation – The building is horizontally articulated through changes in relief, texture, and voids in the façade. The most prominent of these features are the horizontal fluting towards the south of the building, the entry tunnel mid-building, and the vertical stair offset defining the main entrance to the lobby. All these articulations occur in intervals well below 100' in length

It is further articulated vertically by overhangs, and variation in fenestration. These articulations occur at intervals less than 30' in height.

155.5603.F – Entrance – The building's main entrance is within a covered entrance courtyard. 5 design elements from the prescribed list, where only 1 is required, have been utilized and are as follows:

- a. Portico
- b. Roof overhang
- c. Horizontal recess
- f. Outside patio
- I. Integrated planters or wing walls that incorporate landscaped area or seating areas

The scope, beyond the proposed building, includes new site design, landscaping, dumpster enclosure, site lighting, the burying of overhead utilities, and right of way improvements.

We wish to seek a reduction in the Landscaping between vehicular use areas at the southern portion of the building (warehouse area) pursuant to clause 155.5203.D.5c. One segment at this area requires 23'



of landscaping per the code, the other 15.5'. We are providing 13' exceeding the 50% threshold for this modification, and we are providing over double the required landscaping. The building has also been sited closer towards the street in accordance with design recommendations. Thus, there is no vehicular use area at the front of the property facing the right of way.

Sincerely,

Daniel Alonso, RA  
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