

RaceWay Atlantic Blvd.

Pompano Beach, FL

Architectural Appearance Committee Deviation Request

As required when the Architectural Appearance Committee is reviewing a requested deviation 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.

The applicant is requesting a Design Standard Deviation from the transparency requirement of the following code provision:

155.5602.C.7.b: All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades.

In addition to the following criteria for the north side of the building

155.5604.C.3: 3. Retail commercial building facades that face single-family development shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total facade width.

The inability to fully comply with the transparency requirement of Section 155.5602.C.7.b arises from RaceWay standard interior building design features and the need to comply with brand consistency practical space management. The bathrooms, back of cooler, and storage areas all contribute to difficulties in providing the required transparency. The provided elevation details the transparency and glazing proposed for each façade of the project.

With regards to residential compatibility, the development is proposing a screen wall along the northern property line of the commercial parcel to screen the residential properties from the commercial building. Creating the appearance of multiple store fronts, incurring design and construction costs, appears counter to the goal of shielding the view of the development altogether.

Pursuant to *Section H: Vernacular or Superior Design Alternative of the Supplemental Criteria of the Architectural Appearance Committee*, the Applicant is required to display conformance with one of the Section H Criteria for each requested deviation. In this application, the development meets the requirements of Criteria 1: *The proposed feature(s) or element(s) contribute 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 and well as Criteria 3: Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas, as follows:*

The proposed building features and architectural elements contribute to the overall design and helps the project achieve excellence by visual articulation of the curve metal canopy as the defining architectural feature at the main entrance, by breaking the facade and adding a colorful point of interest

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to the building. The variety of materials create a dynamic in the building design which helps provide distinction.

The proposed building features a high quality, Wood composite with Premium brick masonry façade for the base, Clad prefinished metal is used to accentuate areas around the building to provide pronunciation and visibility from public areas. An ornamental metal Cornice accentuates the building main walls and the defining architectural feature is the curve metal canopy at the main entrance. In addition, this materials are durable and conducive to maintenance for longevity and quality appearance of the product.