CITY OF POMPANO BEACH

SUPPLEMENTAL CRITERIA OF THE ARCHITECTURAL APPEARANCE COMMITTEE

SECTION 1 PREAMBLE

This Committee has been established by the City Commission of the City of Pompano Beach in recognition of the fact that superior communities can be created only through a deliberate action on the part of the community leadership, architects, planners, realtors and the building industry.

Public action for improving the community's appearance as embodied in the Architectural Appearance Committee, will provide the ultimate designers of individual sites and structures with the larger contexts in which their particular works will be viewed.

The appearance of a community involves the aesthetic quality of all one sees in the community and goes beyond the design of individual architectural façades. Whether development projects involve renovations, alterations, redevelopment or new construction, they have the potential to impact aesthetic appearance and property values in the areas in which they are located. These projects are evaluated by the Architectural Appearance Committee (AAC) for overall appearance and compatibility with adjacent buildings, landscaping and the surrounding area, through a review of the exterior design, subject to these supplemental criteria.

While Zoning is the single most powerful legal enforcement of an overall urban concept, it does not fully plan building locations, traffic movement or parklands; it does not create superior design, aesthetic order, or amenity. Therefore, it is the task of this Committee to preserve and promote various elements of the physical and functional aspects of the urban fabric and require that new projects enhance that which already exists.

The Committee is composed of persons with experience in judging three dimensional forms and their inter-relationships, and who have the ability to discuss any related topic on the grounds of his own aesthetic understanding. The Committee acts in review of specific projects to ascertain whether proposals would enhance the Community in the spirit of the Ordinance.

A. PURPOSE AND INTENT

The AAC evaluates proposed projects to determine if the aesthetic intentions of the Zoning Code are embodied within the proposed projects. In addition, the AAC reviews and assesses proposed site layout and building design as they contribute to the associated function and performance required of the individual site components, and evaluates the sustainability program for each project.

The AAC is empowered to utilize the criteria herein to strengthen the aesthetic quality, site and building performance, and level of sustainability of those projects, thereby producing Development Orders that result in superior development. These criteria, therefore, are intended to supplement the design standards of the Zoning Code that identify the city's design goals and expectations for development quality.

These criteria are established by utilizing the design elements of Site, Structures, Signs, Landscaping, Vehicular Use Areas, Exterior Lighting, and Miscellaneous Design Factors. Within these design elements, the criteria include, among other things, adherence to design principles such as the compatibility of elements of color, materials, and proportion, as well as an intrinsic sense of order, functionality, quality and congruity in all aspects of the design of proposed development projects.

In addition and conjunction with project reviews that result in Development Orders, the AAC may grant requested deviations for buildings and development which may not be able to comply with the strict application of certain design and architecture standards required by the Zoning Code, for Vernacular Alternative applications. These criteria include additional conditions that the AAC considers when reviewing applications for Vernacular Alternative.

SECTION 2 DEFINITIONS

For the purpose of the supplemental criteria, the following definitions should apply unless the context clearly indicates or requires a different meaning.

Appearance - the outward look visible to the public.

Appropriate - fitting as to the context of the site and the community.

Architectural Character - consistency of theme throughout the exterior design elements.

Architectural Concept - the basic idea or theme of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

Architectural Feature - prominent or significant part or element of a building, structure, or site.

Architectural Style - the characteristic form and detail, representative by a particular historic period, locality/region, or culture.

Brilliant - brightly vivid in color.

Clerestory Window – daylight device / window in the upper part of a wall, typically above eye-level.

Compatible – able to exist together without trouble or conflict; harmonious in nature, character or appearance.

Exterior Building Component - essential and visible part of the exterior of a building.

Graphic Element - letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Greenbelt – linear corridor of open space which often provides passive recreational and non-motorized transportation opportunities, serves as a buffer between developments and varying land uses, or creates a sense of visual relief from dense urban landscapes (see Greenway, Ch. 155, Art. 9).

Hardscape – any inorganic decorative landscape materials incorporated into an overall landscape design, including but not limited to, stones, boulders, pavers, decorative concrete, concrete walkways, benches, recreation equipment, statuary, and fountains.

Harmonious - having elements pleasingly or appropriately combined, as in an arrangement of varied architectural and landscape elements.

Iconic Structure – a structure which is aesthetically appealing, has a superior design, is functionally different from other structures, and carries a significant symbolic value, based on and in line with its location.

Landscaping - the assemblage of plant materials, topography and other natural physical elements combined in relation to one another and to manmade structures.

Low Impact Development (LID) – for the built environment, particularly vehicular use areas, a land management and engineering design approach to controlling stormwater runoff by implementing an established set of practices and principles that involve integrating green space, native landscaping, natural hydrologic functions, and various other techniques to generate less runoff to reduce water pollution.

Miscellaneous Structures - structures, other than buildings, visible from public ways including memorials, stages, gazebos, entrance arches or gateways, antennas, satellite dishes, sheds, shelters, drive-up facilities, trash enclosures, and mailboxes.

Plant Material - living organic plant material such as grass, ground cover, shrubs, vines, trees, and palms.

Proportion - balanced relationship among parts of a building, landscape, structures, signs or buildings to each other and to the whole.

Scale - proportional relationship of the size of parts to one another and to the human figure.

Screen – a structure or planting utilized for the specific purpose of concealing from view an element undesirable or inconsistent with the architectural theme.

Spandrel – Opaque glass panels located between areas of vision often used to create false windows with frames or to conceal such building components as columns, floors, HVAC systems, wiring or plumbing.

Street Hardware - manmade objects other than buildings that are part of the streetscape including lampposts, utility poles, traffic signs, benches, litter containers, and planting containers.

Streetscape - the visual elements of a street inclusive of the natural and manmade components, including building(s), paving, landscaping, street hardware, miscellaneous structures and open space that combine to form a street's character.

Sustainable Development - the practice of reserving resources for future generations without harm to the natural environment and is achieved at the convergence of the social, economic and environmental realms. A development project may contain a program for sustainability, with plans for sustainable elements such as, but not limited to, solar power generation, recycled building materials, green roofs, stormwater harvesting and permeable parking surfaces.

Tensile Structure – a structure that is characterized by a tensioning of the fabric or pliable material system (typically with wire or cable) to provide the critical structural support to the structure.

Urban Design – the process of designing and shaping cities which addresses the larger scale of groups of buildings, of streets and public spaces, whole neighborhoods and districts, and entire cities, to make urban areas functional, attractive, livable and sustainable.

Utility Hardware - devices such as poles, cross arms, transformers and vaults, flow or pressure regulating assemblies and hydrants that are used for water, gas, oil, sewer and electrical services to a building or a project.

Vernacular Alternative – a proposed design alternative granted by the AAC in conjunction with the approval of a Major Building Design to waive certain standards in accordance with 155.2408.F. A proposed vernacular alternative must meet the intent of one or more of the criteria in Section H of these Supplemental Criteria.

View Corridor - a three-dimensional area extending out from a viewpoint, such as from a point along a roadway or streetscape, or between building towers, the view from which terminates upon a valuable natural resource, point of interest, or object of significance to the community.

Vista - distant view seen through an opening, as between buildings or built structures.

SECTION 3 GENERAL REQUIREMENTS

The components of a development project, including the site, its buildings, signs, landscaping, lighting, accessory structures, vehicular use areas, and the sustainability program attached to that development are the contributing elements to the successful design of a proposed development's aesthetic and functional quality. The following are standards related to those components.

A. SITE

1. BUILDING LOCATION AND ORIENTATION

a. Site design utilizing building placement at the front setback line, when allowed by code, is encouraged utilizing principles of urban design. As a means of providing visual movement between multiple buildings and/or a relationship with the right(s) of way, building frontage(s) or portion(s) of building frontage(s) may be pushed back from the required front setback(s). In zoning districts with build-to zones, buildings may provide visual movement by shifting building frontages within the minimum and maximum setbacks of the build-to zones.

b. The building should be located to provide vehicular arrival and drop-off at the front of the building and parking to the rear for multi-family and hotel uses.

c. Clear hierarchical entrance features should be used to define building orientation.

d. Buildings should be oriented to take advantage of natural elements such as the sun, wind and water.

2. ACCESS AND CIRCULATION

a. The site should be planned to provide a transition with the streetscape, plazas and points of ingress/egress.

b. The site should be planned to allow for logical and safe pedestrian and vehicular circulation into and within the site and in relation to proposed and existing building(s).

c. Entry features, sidewalk connections and driveways should be planned and designed to promote alternative modes of transportation (pedestrian, bicycle, etc.).

d. Entry features should include attractive landscape and hardscape accents to entrances, points of convergence and transitions to adjoining properties.

e. Transit shelter designs should be integrated with on-site architecture in transit oriented areas.

f. For waterfront properties, consider the use of access points to the waterway designed in a manner that embraces the waterway and offers connectivity to the waterway. If added to the project, these spaces should be appropriately lit and include amenities such as seating and shading.

3. IMAGE AND DESIGN

a. Site design should create a sense of arrival and sense of place.

b. Entry features and details should be shown on the hardscape plan.

c. Compatibility with adjacent structures of conflicting architectural styles should be achieved by such means as screens and materials.

d. The site should be designed to recognize a gateway to the city when the site is located along a street at or near the city's boundary.

B. STRUCTURES

1. COMPATIBILITY

a. Buildings should project a scale appropriate to their surroundings and design.

b. Buildings should be harmonious with permanent neighboring development.

2. IMAGE AND DESIGN

a. The use of an iconic structure is encouraged to create a sense of arrival and sense of place. Such iconic structures typically occur at a site location of importance, such as a point of convergence or of high visibility.

b. Building components, such as windows, doors, eaves, columns, accents, parapets, and clerestory windows should be proportionate and compatible with one another.

c. Colors, including roof colors, should be subtle and harmonious. The use of colors should be a composition that responds to the architectural style, the rhythm and repetition of the overall design. Bright or brilliant colors may be used for accent purposes only.

d. Buildings should be designed to create a rhythm and sense of repetition, movement, hierarchy and order, without creating monotonous architecture.

e. The use of spandrels, wainscot, medallion, other façade articulation, or public art should be incorporated to eliminate long or tall blank walls and to provide visual interest.

f. Buildings should be designed to recognize a gateway to the city when the buildings are located along a street at or near the city's boundary.

3. MATERIALS

a. Materials should be selected for suitability to the type of buildings and the design for which they are used. Materials used for all building walls and other exterior building components wholly or partly visible should have complimentary materials and be architecturally harmonious.

b. Materials on buildings should be compatible with adjacent hardscape features or designs.

c. Materials should be of high quality and durable.

d. Materials should be of a sustainable nature, including materials consisting of recycled content and materials that are energy efficient to help reduce the operating costs of a building by lowering energy needs and using water more efficiently, where feasible.

e. A tensile structure may be used as an accessory structure. This feature may be single or continuous as in a covered arcade.

4. SCREENING

a. Mechanical equipment or other utility hardware on roofs, ground or around buildings should be screened from view from adjacent streets, sidewalks and properties with materials or components that are harmonious with building design, or enclosure. They should be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties.

b. All vending machines or any facility dispensing merchandise on private property should be confined to a space built integral with the building or buildings or enclosed in a separate structure compatible with the main building.

c. Refuse and waste removal areas, trash enclosures, service yards, storage yards and exterior work areas should be screened from public view with materials harmonious with the building, or they should be located as not to be visible from any public way.

C. LANDSCAPING

1. The existing natural landscape should be incorporated into the architectural character whenever possible.

2. Landscape should be designed to enhance architectural features, strengthen vistas, and provide shade and ground cover alternatives to sod.

3. Unity of design should be achieved by repetition of certain plant varieties and other material and by correlation with adjacent developments.

4. Plant materials that are drought tolerant, appropriate for the ecological setting, harmonious to the design and of healthy appearance should be used.

5. Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged, utilizing technical advances in structured soils in a manner that ensures healthy and vigorous root systems to support thriving plant material.

6. Coordinate plant material placement on the landscape plan with the drainage plan to take advantage of stormwater runoff from adjacent paved areas and roofs.

7. Hydrozoning should be implemented by clustering plants with similar water requirements and customizing irrigation schedules for each area's needs, in an effort to conserve water.

8. Incorporating a greenbelt or greenway should be encouraged, where appropriate, and consistent with the Transportation Corridor Studies, where applicable.

D. VEHICULAR USE AREAS

1. On sites abutting a Trafficway or within a Transit Oriented Corridor, encourage the location of vehicular use areas away from the front of the site, as well as on all other sites where feasible.
2. Vehicular use areas should be designed, landscaped and screened in a manner that is attractive and compatible with the building and adjacent areas, to minimize visual impacts to public areas, and to address stormwater runoff management.
3. To provide relief from the heat island effect that is created by certain types of paved surfaces, landscaped spaces containing trees or tree groupings that exceed minimum requirements for vehicular use areas should be considered.
4. Encourage the use of typical practices of low impact development (LID) for vehicular use areas, such as, but not limited to, bioretention cells and rain gardens, cisterns and rain barrels, pervious or permeable pavement where allowed, and bioswales.
5. Consider the use of hardscape features including benches and decorative elements such as fountains, gardens, sculptures and/or decorative pavement treatments within the vehicular use area for retail, office, residential and mixed use projects, as well as any project abutting a trafficway.
6. In locations where plants will be susceptible to damage by pedestrian or vehicular traffic, they should be protected by appropriate curbs, wheel stops, or other devices.
7. Shelters, including transit shelters, should be incorporated into site design in transit oriented areas.

E. EXTERIOR LIGHTING

1. Exterior lighting should be part of the architectural concept and theme of the buildings and site. Fixtures, standards, poles, heads, and all exposed accessories should be harmonious with building design and adjacent areas.
2. Lighting should be shielded, restrained in design, and have full cut-off features. Excessive brightness, flashing lights, and brilliant colors should be avoided.
3. Lighting fixtures for parking lots and vehicular use areas are to be selected not only for their functional value, but also for their aesthetic qualities.
4. Energy efficient lighting and sustainable light sources should be used, where feasible.

F. SIGNS

1. Signs should have appropriate scale and proportion in their design and visual relationship to buildings and surroundings.
2. Sign construction (marquee, canopy, blade, monument, etc.) should complement the style of the building and site to which it principally relates.
3. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting.
4. Sign materials should be harmonious with the building and site to which it principally relates.

5. The number of graphic elements on a sign should be the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign face.
6. Colors should not be garish or gaudy.
7. Illumination for signs should not create hazardous glare for pedestrians or vehicles on a public street or on private property.
8. Illumination should not interfere or distract from the message conveyed by the sign.
9. Illumination should be appropriate for the location, use, and character of the neighborhood.

G. MISCELLANEOUS DESIGN FACTORS

1. Miscellaneous structures and street hardware located on private property should be designed to be part of the architectural character of the site. Materials should be compatible with buildings, scale should be proportionate, and colors should be in harmony with buildings and surroundings.
2. Utility hardware located on private property should be integrated into the architecture, screened or placed away from public view.
3. Exterior doors to mechanical rooms, transformer vaults and other service areas should be placed on building façades that are not directly visible to public rights-of-way and other public property, or of a design that is harmonious with the architecture of the building on which they are located.
4. Miscellaneous structures and street hardware located in public rights-of-way and other public property should be harmonious with design of adjacent buildings and landscaping to the extent possible, and should be consistent with the Complete Streets Manual.

I. VERNACULAR ALTERNATIVE

When reviewing requested deviations for buildings or development standards due to vernacular design the following supplemental criteria is considered:

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.

SECTION 4 REFERENCES

The following documents are included, by reference, in the supplemental criteria. It is the intent of the supplemental criteria to enhance the requirements found within these documents.

City of Pompano Beach Zoning Code
City of Pompano Beach Parks Master Plan
City of Pompano Beach Transportation Corridor Studies
City of Pompano Beach Complete Streets Manual
City of Pompano Beach CPTED and Security Guidelines Manual