



Pompano Beach Architectural Appearance Committee
C/o Saul Umana
City of Pompano Beach
100 W Atlantic Blvd.
Pompano Beach, FL 33060

Re: KAJA Truck Wash Request for Superior Design Alternative Approval

Dear Mr. Umana,

The Applicant is hereby requesting deviations from the Development Design Standards in:

Section 155.5602 C 6 a (Façade materials use of metal siding and cladding other than decorative or ornamental siding is prohibited on any faced visible from a street right of way. Nothing shall limit the use of high quality decorative metals a building accent material or in a manner subject to the discretion of the Development Services Director); and,

Section 155.5602 C 7 c (Street Facing Facades of the ground level flor for uses involving repair, servicing and or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar types of doors.); and d, Street facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.

This is to provide and demonstrate that the following “Vernacular or Superior design Alternative Options” have been applied.

Criteria 1. The use of metal siding for this design uses Materials of exceptional quality and are applied in a manner that is pronounced and visible from close up public areas. This projects also uses other creative, innovative or artistic applications of color and pattern design that is of superlative or outstanding aesthetic quality. We understand this item can be approved with AAC support as a discretionary item.

Criteria 2. The use of Superior extra deep and a triple row of site landscaping along Atlantic Blvd., and wall screening combined with the significant building setback dimension mitigate the concerns implied by Section C 7.

The design of the building utilizes a simple form which incorporates the functions to be consciously understated yet bring an element of colorful artistic application in measured areas. The building site is one in which our project becomes the buffer between industrial and residential. We have embraced this with a design that harmoniously blends with both.

Criteria 1.

The building forms are common to both residential and light industrial. The materials are logical for industrial design with the difference in the thoughtful application of the superior products and artistic use of color. We have used the options 3 and 6 of the Superior Design Alternative Standards with the use of high end colored metal panels in a composition to create visual interest in key areas. We are using texture contrast with some smooth panels and some ribbed panels in different orientation for an overall composition.



Public Entry view close up.

Due to the long and narrow shape of the site, the building orientation only allows one design possibility which has the vehicle openings to the building facing Atlantic Blvd. We have addressed this with superior design of the wall and landscaping along Atlantic Blvd. Another important factor to note is that our building is 380 feet from Atlantic Blvd. The six foot high concrete wall, hedge and dense grouping of Gumbo Limbos, Oaks and Cypress trees are arranged within a sixty foot deep landscape area between Atlantic and our wall. It will be quite difficult to see into the building from the right of way. We also provide trees on the north side of the wall as well as interior landscape between the south property and the building. This is a superior design which mitigates any deviation within this design standard.



Rendering showing the landscape layers in the front 60 ft deep green and retention area between Atlantic Blvd and the 6 foot high concrete wall with hedge and landscape both sides.

The building must sit far back from Atlantic Boulevard in order to accommodate the necessary circulation flow so one will get a different visual experience which will go from overall form at the street and as one moves closer to the building will experience the color patterns and fun elements.

The view from the west and north will be only what's visible above the wall and buffer landscaping, primarily the simple sloped roof line with no exposed mechanical equipment as this is all fully housed in the building.

John E Tice
Architect, VP GHA FI Ar 14771