

# MEMORANDUM

## Development Services

**ADMINISTRATIVE REPORT NO. 19-067**

**DATE:** March 22, 2019

**TO:** Architectural Appearance Committee

**FROM:** Pamela Stanton, RLA, Urban Design Planner

**RE:** Wawa, Major Building Design  
Northwest corner of W Atlantic Boulevard and N Andrews Avenue  
April 2, 2019 Meeting

P&Z #18-12000030

The following is a brief summary of information on the subject and surrounding properties. The applicant is requesting Major Building Design approval in order to construct a 5,812 sq. ft. convenience store along with sixteen fueling stations located under 5,916 sq. ft. of canopy. Proposed development includes an outdoor seating area, parking, and associated landscaping. The site has been designed for pedestrians, bicyclists, and vehicles alike. The subject property, currently vacant, is located within the Atlantic Boulevard Corridor Study Transformation Plan's *Pompano Tech* district, where it is envisioned that the architectural styles of proposed buildings and structures will be harmonious with the district's high-tech nature. The total building footprint (including covered canopy area) is 11,728 sq. ft. on a 93,254 sq. ft. (2.14 acres) site (12.5% lot coverage).

The applicant is requesting Vernacular or Superior Design Alternative approval to allow deviations from two Design Standards of the Zoning Code: 1) §155.5602.C.2, Building Orientation, where the front facade of the building, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area, and in the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit a secondary entrance from facing a surface parking area. Option #1 of the Vernacular or Superior Design Alternative Criteria has been chosen by the applicant in order to offset/justify the deviation from the Design Standard of the Zoning Code. Option #1 states: *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*, and 2) §155.5602.C.7, Fenestration/Transparency, where at least 30 percent of the street-facing facade area of the ground-level floor of buildings must be occupied by windows or doorways, and all ground-level windows on street-facing facades must be transparent. The applicant has chosen to apply option #3 of the Vernacular or Superior Design Alternative Criteria in order to justify the deviation from the Design Standard of the Zoning Code. Option #3 states: *Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas*.

The proposed fueling station canopy exceeds the maximum clearance height of 16 feet. The Development Services Director may waive compliance with the maximum 16 feet clearance standard provided that the Architectural Appearance Committee approves the canopy design via Major Building Design application, pursuant to §155.4303.E.3.f.vi(4).

The project is located at the northwest corner of Atlantic Boulevard and Andrews Avenue.

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.

I. Zoning / Existing Uses

A. Subject property (Zoning District/ Existing Use): I-1 (General Industrial)/ vacant

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

- a) North: I-1 (General Industrial)/ vacant and terminal/distribution
- b) South: I-1/(General industrial)/ retail shopping strip including furniture, guns, mattresses
- c) East: I-1/(General Industrial)/ vacant
- d) West: I-1/(General Industrial)/ vacant and terminal /distribution

**AAC**

PZ18-12000030  
07/06/2021

**AAC**

PZ18-12000030  
04/02/2019

ARCHITECTURAL APPEARANCE COMMITTEE  
REVIEW COMMENTS FOR  
4/2/2019

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:

Wawa  
PZ#18-12000030

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Reviewer: Pamela Stanton, RLA

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

1. Obtain an Administrative Adjustment for the front setback where the principal building encroaches into the front setback by 5 feet, or revise plans to provide the minimum 25-foot front setback for the principal building, pursuant to 155.3402.
2. Provide a call out for the proposed material at the base of the columns of the gas station canopy, to match base of the principal building.
3. Obtain approval from the AAC for Vernacular or Superior Design Alternative to allow for a deviation from the Building Orientation requirement of §155.5602.C.2.
4. Obtain approval from the AAC for Vernacular or Superior Design Alternative to allow for a deviation from the Fenestration/Transparency requirement of §155.5602.C.7

AAC

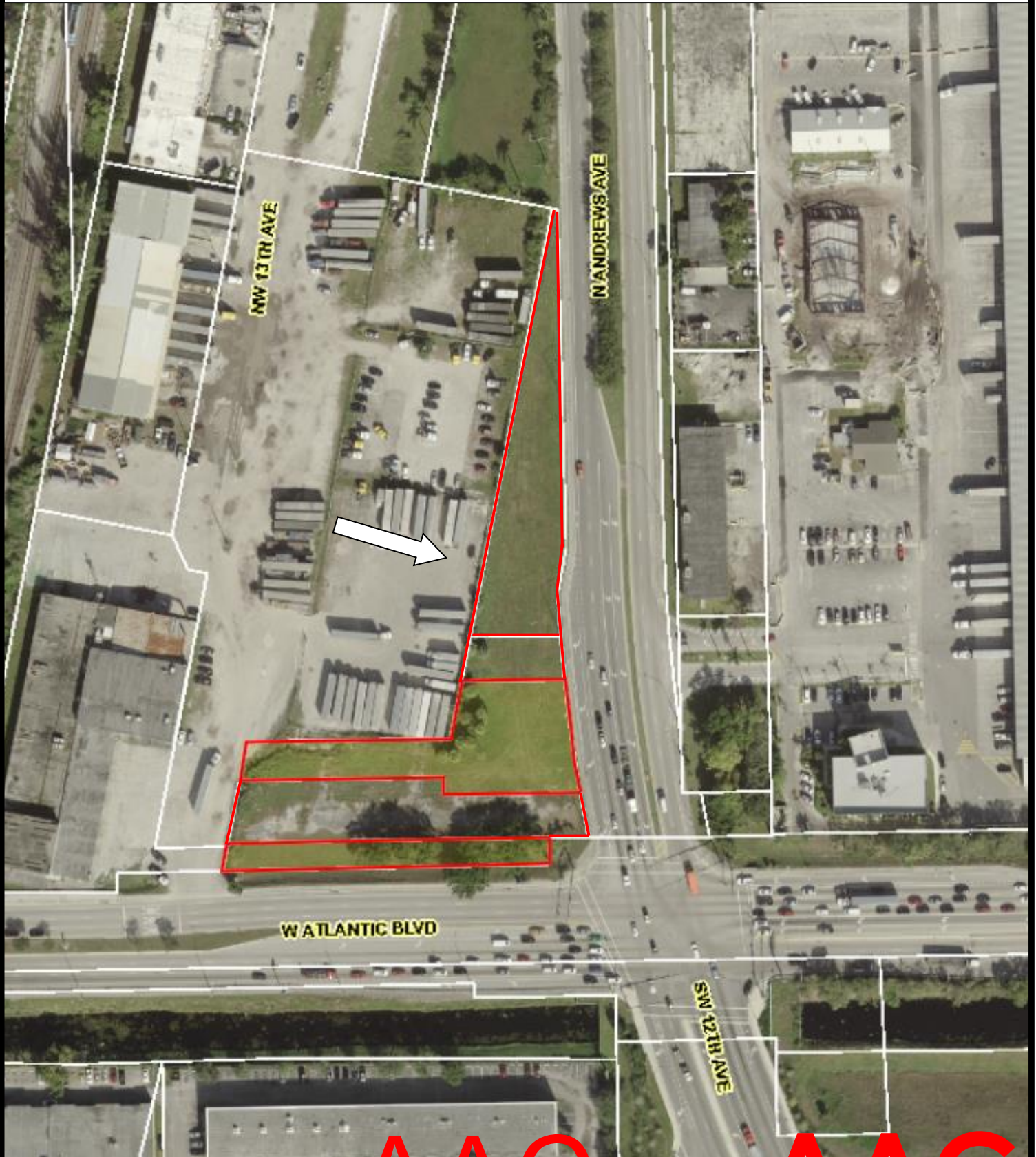
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EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER  
AERIAL MAP



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