

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

May 31, 2023

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ22-12000013 (Industrial Parcel)
Project Planner: Max Wemyss | Max.Wemyss@copbfl.com
Project Name: Pompano Logistics Center

Dear City of Pompano Reviewers:

Ware Malcomb offer the following response to code section 155.5602 Commercial, Institutional, and Mixed-Use Design Standards.

All commercial, institutional, industrial uses within a commercial zoning district, and mixed-use development subject to this section shall comply with the following standards:

1.Business Activities to be Conducted in Enclosed Buildings

Except as expressly provided otherwise in this Code, all business activities associated with commercial, institutional, and mixed-use developments shall be conducted within a totally and permanently enclosed building.

R/ All buildings withing the development meet the required criteria.

2. Building Orientation

a. Fronting Streets

The front facade of all buildings, as defined by the primary entrance, shall front onto a street not an off-street surface parking area. 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.

R/ All primary entrances of every building are facing the street.

b. Single-Building Development Parallel to Street

All single-building developments shall be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns, rather than being sited at unconventional angles.

c. Multi-Building Development

- i. Development composed of multiple buildings totaling 50,000 or more square feet of floor area shall be configured to:

1. Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes; **R/ The site is broken into**

P&Z

15150 Nw 79th Court #202, Miami Lakes, FL 33016 P 305.777.9177

PZ23-12000013

07/06/2023

multiple blocks/buildings by a main pedestrian sidewalk and vehicular driveway that runs from north to south and then it breaks up into a series of pedestrian sidewalks and vehicular arteries that connects each building to the public ROW.

2. Frame the corner of an adjacent street intersection or entry point to the development; R/ entry point /street intersection are defined by an enhanced landscape feature and park's monument signage.
 3. Frame and enclose a "Main Street" pedestrian or vehicle access corridor within the development site; R/ main street pedestrian and vehicle access corridors are accentuated with the landscape treatment.
 4. Frame and enclose on at least three sides of parking area, public spaces, or other site amenities; or R/ service parking areas are enclosed in between building to limit it exposure. Public parking areas are frame with landscape.
 5. Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings. R/ There are no outdoor dining areas provided based on the actual use of these buildings. Gathering areas are provided at the corner of buildings to a scale and configuration that is practical for this type of development.
- ii. The primary entrance of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.
R/ All primary entrances of every building are facing their primary access street.

3. Outparcel Development

To the maximum extent practicable, outparcels and their buildings shall be configured and located to define street edges, development entry points, and spaces for gathering or seating between buildings.

b. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (See Figure 155.5602.C.3; Outparcel development.)

R/ no out parcels in this development.

4. Base, Middle, and Top

Buildings of three or more stories shall include a clearly recognizable base, middle, and top configured in accordance with the following standards: R/ all buildings are a single story; but despite of it and because of the height of them, the buildings are treated with different articulation options including wall thicknesses, layering, different textures and colors and definition of different levels such as a base, a middle and a top. And these qualities are applied vertically and horizontally.

- a. Building bases shall incorporate one or more of the following:
 - i. Thicker walls, ledges, or sills;
 - ii. Integrally-textured materials such as stone or other masonry;
 - iii. Integrally-colored and patterned materials such as smooth-finished stone or tile; or
 - iv. Lighter or darker colored materials, mullions, or panels.
- b. Building tops shall include two or more of the following features:

- i. Three-dimensional cornice treatments with integrally-textured materials such as stone or other masonry or differently colored materials; R/ due to the style used for this project cornices have been replaced by frames in certain areas that enhances and demarks the main entry points.
- ii. Sloping roofs with overhangs and brackets; R/ the use of the frames and canopies with brackets provides an extra layer to the facades and engages the pedestrians by providing protection and shading.
- iii. Stepped parapets; or R/ different parapet heights are utilized throughout to provide an extra layer of articulation and break down the facades.
- iv. Aligned openings and articulations. R/ complying

5. Facade Articulation

a. Offsets Required

Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.

The buildings are treated with different articulation configurations including wall thicknesses, layering, different textures, and colors to delineate different levels such as a base, a middle and a top. The layering provided is proportionate to the scale of the building and are done vertically and horizontally. Alternatives used to enhance the offsets are as per below.

b. Offset Alternatives

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements; Strategy utilized.
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;
- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or Strategy utilized.
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements. Strategy utilized.

c. Street Side Facades

The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high. R/ Complying

d. Outbuildings

Outbuildings located in front of other buildings within the same development shall include a consistent level of façade articulation and architectural detail on all sides of the building as well as exterior materials and colors that are compatible with the primary building in the development. **R/ Internal buildings (not facing Race track road) will maintain a language similar to the buildings 1&3, utilizing the same materials, colors and textures, but in milder way and configuration.**

6. Facade Materials

- The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director. **R/ Only high quality material are proposed.**
- Primary facade materials shall not change at outside corners and shall continue along any side facade visible from a street right-of-way for at least 15 feet; however, materials may change where side or rear wings meet the main body of the structure. **R/ noted, all buildings are in compliance with these criteria.**
- Materials changes shall occur along a horizontal line or where two forms meet; however, changes of materials may be used as accents around windows, doors, cornices, at corners, or as a repetitive pattern. **R/ noted, all buildings are in compliance with these criteria.**
- Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco or wood). The heavier material may be used as a detail on the corner of a building or along cornices or windows. **R/ noted, all buildings are in compliance with these criteria.**

7. Fenestration/Transparency

- At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment. **R/ We are proposing superior design alternative, see attached narrative.**
- 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. This provision does not apply to a building facade enclosing a sexually oriented business use. **R/ noted, all buildings are in compliance with these criteria.**
- Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors. **R/ noted, no building has service entrances on the front – side facades except than the rear of building which is contained and framed between two buildings.**
- 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. **R/ roll up doors are limited to the rear of the building (service truck court) which is contained and framed between two buildings.**

8. Roofs

- a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12. **R/ Development style is modern and flat roofs are being implemented.**
- b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three- dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. **R/ all buildings are protected with a parapet wall except at truck court. Cornice treatments will take away from the design style, therefore, will be avoided.**
- c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street. **R/ all rooftop equipment will be placed in the least visible portions of the roof.**

9. Location of Off-Street Parking

- a. In the B-1 District

Single-story commercial, institutional, and mixed-use development in the Business-1(B-1) district shall be configured to locate all required surface off- street parking to the side or rear of the front facade of the building. Buildings of two or more stories may locate one bay of off-street parking between the primary building entrance and the street the building faces **R/ N/A**

- b. Other Districts

No more than two bays of off-street surface parking may be located between the front building facade and the street it faces. This may be doubled for buildings of two or more stories. **R/ In compliance**

10. Loading, Service, and Equipment Areas

- a. Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from off-site areas, to the maximum extent practicable. **R/ all loading areas are screened with landscape and building footprint and located to the rear of the buildings.**
 - b. Outdoor storage areas shall be fully screened from adjacent streets and single-family development in accordance with the standards for outdoor storage in Article 4: Use Standards. **R/ N/A**
 - c. Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building. **R/ N/A**
11. For mixed use building with a residential or hotel component, upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the single family dwelling's rear yard .

WARE MALCOMB

ARCHITECTURE

PLANNING

INTERIORS

CIVIL ENGINEERING

BRANDING

BUILDING MEASUREMENT

a. Large Retail Establishment Design Standards

R/ not applicable

P&Z

15150 Nw 79th Court #202, Miami Lakes, FL 33016 P 305.777.9177

PZ23-12000013

07/06/2023