

Flack's Warehouse

155.5603. INDUSTRIAL DESIGN STANDARDS

At Flack's Warehouse, the new addition is designed with careful consideration of the City of Pompano Beach's industrial design standards.

The front facade of the new addition, facing Andrews Avenue, will be significantly enhanced with a clearly defined main entry and prominent glass storefronts. This orientation ensures the primary patron entrance faces the street from which the building derives its street address, aligning with the standards for single-building development [3.1]. To further emphasize the importance of the entrance, a new painted metal canopy will be featured [6a]. This canopy serves as a distinct architectural feature not found on the remainder of the building facade, thus highlighting the main entry [6j].

The inclusion of heavily landscaped buffers to comply with code is partially supported by the ordinance. While specific requirements for "heavily landscaped buffers" are not detailed, the standards aim to minimize industrial development's potential negative impacts on adjacent land uses. Additionally, primary entrances can incorporate integrated planters or wing walls that include landscaped areas [6i], suggesting a focus on landscaping at key points.

The design ensures that the operational area of the site will be fully contained within the existing warehouse areas, with the new office area addition fully concealing these operational areas. This aligns with the standard that business activities associated with industrial development shall be conducted within a totally and permanently enclosed building. [3.2].

The proposed contemporary 2-story stucco entry portico, which defines the main entrance and provides a modern clean look, directly supports the requirement for clearly defined and highly visible primary entrances. The portico, as a prominent architectural feature [6a], enhances the facade for Andrews Avenue and contributes to facade articulation. The 2-story height of the portico also contributes to the vertical articulation of the facade, although our proposed façade is not greater than 30 feet in height, it does incorporate changes in wall surface plane and materiality in that it has horizontal stucco scores to visually interrupt the wall plane vertically and horizontally. The height of uninterrupted facade does not exceed 30 feet [5.2].

Finally, the proposal for a trash dumpster enclosure in the back to help conceal the back-of-house waste area aligns with the principle that accessory structures and uses should not front a main street and should be located to minimize their impacts on adjacent uses [3.3]. It also relates to the goal of improving the appearance of industrial development by concealing less aesthetically pleasing elements. Loading and service areas, which might include waste disposal areas, should be located as far as practicable from any abutting single-family residential development. This development is not located anywhere near a single-family residential development.