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City of Pompano Beach
4091 West Palm Aire Drive
Pompano, Florida 33069

RE: Application #: PZ22-12000036
Project Planner: Max Weemys
Project Name: LIVE Venue

Dear City of Pompano Reviewers:

CallisonRTKL Inc. offers the following responses 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.

ALL BUILDINGS MEET THIS CRITERIA

2. Building Orientation

a. Fronting Streets

The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, 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.

ALL PRIMARY ENTRANCES FACE EITHER A STREET, COURTYARD OR PLAZA.

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:

(A) Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes;

THE SITE IS BROKEN UP BY PEDESTRIAN WALKWAYS WITH A LARGE PLAZA AT ITS CENTER. A 25' WIDE PROMENADE CONNECTS THE MAIN BLOCK TO THE LAKE AND THE A7 BUILDING.

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(B) Frame the corner of an adjacent street intersection or entry point to the development;

BUILDINGS A6a AND A6b FRAME THE PEDESTRIAN ENTRANCE TO THE DISTRICT FROM THE PARKING LOT. BUILDINGS A1, A2, AND A3 UTILIZE ARCHITECTURAL FEATURES TO ACKNOWLEDGE STREET INTERSECTIONS.

(C) Frame and enclose a " Main Street " pedestrian or vehicle access corridor within the development site;

BUILDINGS A1, A2, A4 AND A6a/b HELP TO DEFINE, ACCENTUATE AND BRING ACTIVITY TO THE MAIN STREET.

(D) Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities; or

BUILDINGS A1, A2, A3, A4, AND A5b DEFINE THE CENTRAL PLAZA.

(E) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

BUILDINGS A2 AND A3 DEFINE A PEDESTRIAN PROMENADE THAT LEADS FROM THE PLAZA TO THE LAKE.

ii. The primary entrances 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. **ALL BUILDINGS SURROUNDING THE PLAZA HAVE ENTRY POINTS FROM THE PLAZA. BUILDINGS A1, A2, AND A3 ALSO HAVE ENTRY POINTS FROM THE STREET. BUILDING A7 HAS ITS PRIMARY ENTRANCE FROM THE STREET AND BUILDINGS A6a and A6b HAVE THEIR PRIMARY ENTRANCE FROM COURTYARDS OFF THE STREET.**

3. Outparcel Development

a. 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.

NO OUTPARCELS

b. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces.

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:

ALL BUILDINGS ARE ONE STORY

- 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;
- ii. Sloping roofs with overhangs and brackets;
- iii. Stepped parapets; or
- iv. Aligned openings and articulations.

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.

ALL BUILDINGS EXCEPT A6a/b AND A5 BUILDINGS HAVE FACADES LONGER THAN 60 FEET. THEY ALL UTILIZE PROJECTIONS MEETING THIS CRITERIA TO BREAK UP THE FAÇADE.

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;
- 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;

BUILDINGS A1, A2, A3, AND A7 UTILIZE THIS STRATEGY TO BREAK UP THE FACADES

- 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
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

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.

ALL STREET FACING FACADES HAVE BEEN ARTICULATED WITH THE SAME FAÇADE DETAILS AS THE FRONT FACADES

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.

THE A5 BUILDINGS UTILIZE THE SAME MATERIAL PALETTE AS BUILDING A1 TO CREATE A SIMILAR CHARACTER AND LANGUAGE ACROSS THE DISTRICT.

6. Facade Materials

a. 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.

ONLY HIGH QUALITY MATERIALS ARE PROPOSED.

b. 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.

ALL BUILDINGS MEET THIS CRITERIA

c. 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.

ALL BUILDINGS MEET THIS CRITERIA

d. 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.

ALL BUILDINGS MEET THIS CRITERIA

7. Fenestration/Transparency

a. 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.

STREET FACING FACADES OF ALL BUILDINGS MEET THIS CRITERIA EXCEPT BUILDING A1 NORTH FAÇADE AND BUILDING A4 WEST FAÇADE. WE ARE PROPOSING SUPERIOR DESIGN ALTERNATIVE. SEE ATTACHED NARRATIVE.

b. 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.

ALL STREET FACING FACADES ARE TRANSPARENT. SPANDREL GLASS IS ONLY USED WHERE GLASS MEETS CEILING AND ROOF ELEMENTS ON BUILDING A1. WE ARE PROPOSING SUPERIOR DESIGN ALTERNATIVE. SEE ATTACHED NARRATIVE.

c. 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

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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.

A GLASS AND STEEL GARAGE DOOR IS PROPOSED ON BUILDING A1 LOADING DOCK. WE ARE PROPOSING A SUPERIOR DESIGN ALTERNATIVE. SEE ATTACHED NARRATIVE.

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. **WE ARE PROPOSING SUPERIOR DESIGN ALTERNATIVE. SEE ATTACHED NARRATIVE.**

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.

ALL FLAT ROOFS HAVE A 3 FT PARAPET AND CORNICES MEETING THE 8" CRITERIA.

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.

ALL ROOFTOP EQUIPMENT PLACED IN LEAST VISIBLE PORTIONS OF 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.

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.

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.

ALL LOADING AREAS ARE SCREENED FROM VIEW.

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.

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.

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 .

D. Large Retail Establishment Design Standards

NOT APPLICABLE

Respectfully Submitted,



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