

## Mark S. Salopek, LLC

### RaceTrac @ Festival Marketplace Pompano Beach, FL

As required when the Architectural Appearance Committee is reviewing a requested deviation from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard Deviation.

The applicant is requesting a Design Standard Deviation from the transparency requirement of the following code provision:

*155.5602.C.7.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.*

The inability to fully comply with the transparency requirement of Section 155.5602.C.7.b arises from RaceTrac standard interior building design features and the need to comply with brand consistency. For example, brand standard bathroom locations are on the side of the building and cannot have transparent glass and coolers must be located within the interior storefront which precludes the use of transparent glass to the extent required by the code provision. The Applicant is able to comply with this code provision to the following extent: the front façade (facing Sample road) includes 11% transparent glazing (30% glazing overall), and the side entry facing 27th Avenue includes 5% transparent glazing (31% glazing overall). The glazing which is not transparent is the least heavily-tinted that can be used at these locations and is not mirrored.

The Festival Market location will be the third RaceTrac Petroleum location in the City of Pompano Beach. The existing two operational locations have the same architectural and floor plan constraints even with their larger footprints, and relief was granted by the city with respect to these stores (both opened in 2016).

Pursuant to Section H: Vernacular or Superior Design Alternative of the Supplemental Criteria of the Architectural Appearance Committee, the Applicant is required to display conformance with one of the Section H Criteria. In this application, the development meets the requirements of Criteria 3: Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas, as follows:

The proposed building features a high quality, reinforced EIFS façade with a stacked stone water table and a V groove siding accent tower for both architectural consistency with the existing development as well as material variety and increased visual interest. In addition, these materials are durable and conducive to maintenance for longevity and quality appearance of the product at this busy intersection. The custom metal awnings on the three facades facing streets and the internal driveway to the south of the project also provide durability as compared to often used cloth or canvas awnings. These awnings also add to the visual articulation by both breaking up the façade and adding a colorful point of interest to the building.