



DESIGN

URBN Design

696 N.E. 125<sup>th</sup> Street | North Miami, FL 33161

February 19, 2021

Mr. Matt Edge  
Development Review Committee  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

RE: Comment Response Sheet to AAC  
Festival Marketplace  
Major Site Plan Review  
P&Z #: 19-12000017

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1. Provide photometric levels in all loading zones, parking spaces, and drive aisles to ensure compliance with 155.5401.E.

**Response:** Refer to updated photometric plans PH-1 and PH-2 which show photometric levels within the sidewalks, parking spaces, drive aisles, and loading spaces with the required levels per 155.5401.E.

2. 155.5302.E.3: Chain link fences may not be located within 15' of any right-of-way.

**Response:** All existing and previously proposed chainlink fences within 15' of right-of-way have been removed from the plans.

3. The parking spaces adjacent to the building on the east side show bollards and no curbing. All parking spaces require a continuous curb as stated in 155.5102.C.9.a.

**Response:** Bollards shown within previous plans have been removed and replaced by Type D curbing as required by 155.5102.C.9.a.

4. 155.5203.B.2.j: All landscaped areas are required to be curbed. The landscaping areas on the east side of the building do not show curbing.

**Response:** Refer to plan sheet G-5.0 and landscape plans L-2.0 to L-2.3 for updated landscape with Type D curbing.

5. There are 5 parking spaces around the northeast corner of the building that are shown as single-striped. Double striping is required for all parking spaces and all loading berths (155.5102.C.4).

**Response:** Refer to plan sheet G-5.0, Site Plan, for updated parking stalls with double striping as required.

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6. 155.5301.B.2, 155.5301.B.3: Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping.

**Response:** Refer to enclosed plan sheets C-5.0 Site Plan and C-8.0 General Details for proposed location of 6' concrete wall to screen off-street loading along the south side of the building.

7. In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all electrical secondary feeder lines (laterals) and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Provide a note on the plan that overhead wires will be relocated underground.

**Response:** Refer to plan sheet C-4.0 Demolition Plan for note on relocation of overhead wires.

8. 155.5102.M.2: Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met. Each loading berth shall have at least 14 feet of overhead clearance. The loading berths do not provide the minimum dimensions. It appears that the loading berths are only about 31 feet in depth. Revise the loading berths to comply or obtain relief. (staff acknowledges receipt of relief request)

**Response:** As understood, relief request is being processed by the City.

Please feel free to contact me at 321-217-6247 if you have any questions.

Thank you,

Christopher Collins, P.E.  
President

**AAC**

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