

Pompano Beach Building Department
Development Review Committee
100 W Atlantic Blvd
Pompano Beach, FL 33060

April 2, 2020

Re: 19-12000016 Festival Marketplace

ZONING

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for February 5, 2020, 9:00 a.m. P&Z # 19-12000016

Plan Reviewer: Matt Edge | Matthew.Edge@copbfl.com Status: Review Complete Resubmittal Required

1. 155.5102.C.9.a: Except for off-street parking areas serving single-family dwellings, each off-street parking space shall include a continuous curb.

Revise the parking spaces abutting the buildings to include a continuous curb or obtain relief. (THIS HAS NOT BEEN ADDRESSED)

Response: A variance is being sought for this item under separate process per code requirements.

2. 155.5102.C.9.b: The continuous curb shall be a maximum 5 1/2 inches high. The standard concrete curb & gutter detail shows a height of 6 inches. This must be revised to show a curb no taller than 5.5 inches. (THIS HAS NOT BEEN ADDRESSED)

Response: A variance is being sought for this item under separate process per code requirements.

3. 155.5203.D.5: A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks.

Response: Acknowledged. Landscape areas, as noted, have been discussed with the City's Urban Forester and staff and have been addressed to their satisfaction. Please see chart on Sheet L-2.0.

- a. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.

Response: Landscape areas have been discussed with the City's Urban Forester and staff. A "superior landscape" design has been provided in where foundation planting areas are deficient. Please see chart on Sheet L-2.0.

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- b. The landscaped area shall include landscaping meeting the foundation planting standards in Section 155.5203.E.3. Both buildings are extremely deficient in base landscaping. 16' of base planting is required between the base of the building and the vehicular use area. Revise the plans to provide landscaping areas between the building and parking/drive aisle areas.
(THIS HAS NOT BEEN ADDRESSED)

Response: Landscape areas have been discussed with the City's Urban Forester and staff. A "superior landscape" design has been provided in where foundation planting areas are deficient. Please see chart on Sheet L-2.0.

4. 155.5301.B: All off-street loading areas and services areas (e.g., refuse or recyclables collection area, equipment cleaning area) shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. 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.

Provide more details of the loading area adjacent to the retail building. Both the site plan and the elevation refer to the other plan. Provide a detail showing the wall material, height, and colors proposed.

(THIS HAS NOT BEEN ADDRESSED)

Response: A screen wall is proposed to minimize the view into the loading area that is shown on the east side of the retail/restaurant building. Please see site plan sheet C-7.0 and corresponding wall detail on Sheet C-11.0 that shows the height, material and color.

5. 155.5602.C.7.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.

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 RaceTrac building does not meet these requirements. Revise the floor plan and elevations to comply.

Response: A design deviation is being sought for this item under separate process per code requirements.

6. Identify what is on the outside of the west façade of the RaceTrac building. Note that all business activities must occur in a totally and permanently enclosed building. Also consider revising the location of the bench from this area as the lack of natural surveillance from the gas pumps and inside the building may cause this location to be an unsafe space.

Response: The previously proposed propane tanks of the west side of the building have been removed. The proposed bench has been moved further to the north in a more visible area.

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7. 155.5602.C.2.a: 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. Revise the layout of the RaceTrac parking.

Response: A formal interpretation of this code requirement is being requested from the director.

8. 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. There does not appear to be consistency between the gas station, new retail building, and the existing building. Provide evidence that this will be done or obtain relief.

Response: The retail building and the RaceTrac have been designed to create a new street frontage for the Festival Marketplace and include complimentary fenestration and colors, including the same color red to create a visual connection. The Festival Marketplace building is nondescript, so the new street frontage will create a more contemporary and interesting design for this site and set a new design standard for the development.

9. 155.5602.C.8.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. There are still some portions of the building without a cornice.

Response: Please see revised architectural sheet A-3. Parapet walls and adjustments have been made to screen all equipment.

10. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

In your letter, you state that there will be a 5' or wider median with trees in the entrances. This is not part of the proposed scope of work, and cannot count toward the sustainable points. Revise the letter.

Response: As discussed in the projects previous DRC meeting, the code requirement reads "Ingress and egress lanes of all non-service drives are separated by a landscaped median at least 5 feet wide and containing trees spaced no more than 40 feet apart." There are three entrance into the development, two (2) access points along Sample Road and one (1) along NW 27th Avenue. Both the easternmost entrance on Sample Road and the access on Sample Road are service drives. The existing westernmost signalized entrance on Sample Road is not a service drive and the 5' minimum landscape median is provided. In addition, we are proposing landscaping throughout this median, please see landscape plan L-2.1.

11. 155.4219.I.3.f: A clearly identified pedestrian route, distinguished by varied paving treatments, shall be provided between the fueling pumps and the primary pedestrian entrance(s) to the building(s). The pedestrian route appears to be painted lines, not varied paving treatments as required. Revise.

Response: A paved pedestrian route has been added to the site plan.

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12. A Master Sign Program is required for the retail/restaurant building. Note that between the canopy and the building, only 2 signs are allowed. The signs shown on the building may not be permitted.

Response: Acknowledged, the sign program will be submitted separately.

13. The photometric plan shows the light level exceeding the maximum allowed level at the property line. Revise the lighting plan to comply. Light cannot exceed 3.0 foot-candles at the property line

Response: Photometric plan has been revised to meet code requirement.

14. The "wall sconce" that is proposed exceeds the amount of lumens allowed for wall-mounted lights (wall packs). Lighting must be provided on poles, bollards, or under eaves. Wall-mounted lighting is only allowed as security lighting for exterior doors, provided the light does not exceed 900 lumens.

According to the cut sheet found on lsi-industries.com/products/XWM.aspx, wall fixture F (LSI XWM-FT-LED-06-50) has 5936 Luminaire Lumens and wall fixture G (LSI XWM-FT-LED-04-50) has 3991 Luminaire Lumens.

Response: Wall sconces have been removed from the photometric plan

15. NOTE: Existing signs may be required to be brought into full compliance if they are not already. Signs are subject to the sign code when the building permits are submitted for the signs and are not a part of the site plan approval.

Response: Acknowledged, the sign program will be submitted separately.

If you have any questions, please feel free to contact me directly at 321-217-6247.

Regards,

Chris Collins, PE
President