

## Staff Report

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**File #:** LN-351

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ARCHITECTURAL APPEARANCE BOARD

Meeting Date: NOVEMBER 2, 2022

### FESTIVAL MARKETPLACE RACETRAC

**Request:** Major Site Plan for Festival Market Place Racetrac 1002  
**P&Z#** 22-12000027  
**Owner:** Festival Real Estate LLC  
**Project Location:** 2900 W Sample Road  
**Folio Number:** 484221070010  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Christopher Collins (321-217-6247)  
**Project Planner:** Pamela Stanton (954-786-4671 /pamela.stanton@copbfl.com)

### Summary:

The applicant is requesting Major Building Design with Superior Design Alternative approval in order to construct a 5,411 sq. ft. RaceTrac gas station and convenience store. Additional site improvements will include new sidewalks, landscaping, parking, a large sodded space, and reconfigured vehicular use/parking area to the south. The combined footprint of the existing and proposed buildings is 412,673 square feet on a 1,180,423 sq. ft. (27.1 acre) site (a lot coverage of 35%). This site plan was reviewed by the Development Review Committee on May 6, 2020.

The applicant has received approval from the Zoning Board of Appeals to provide bollards between the parking spaces and the convenience store in lieu of a continuous curb.

The applicant is requesting approval of one Superior Design Alternative in order to receive relief from **Section 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. This Code Section applies to the north and east elevation of the building. The applicant has chosen option #3 of the Vernacular or Superior Design Alternative Criteria in order to justify this request. Option #3 states: *Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas*. The applicant has provided a statement that describes how the applicant believes the project meets the intent of option #3.

The property is located on the southwest corner of West Sample Road and NW 27 Avenue.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

**Zoning / Existing Uses**

A. Subject property (Zoning / Existing Use): B-3 (General Business) / Flea Market/Indoor Mall

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - A-6 (Agricultural Disposal) | Landfill
- b. South - I-1/PCI (General Industrial/Planned Commercial/Industrial) | Parking Lot
- c. East - B-3 (General Business) and B-3/PCI (General Business/Planned Commercial/Industrial) | Abandoned Gas Station and Vacant Land
- West - T (Transportation) | Florida Turnpike/Toll Booth

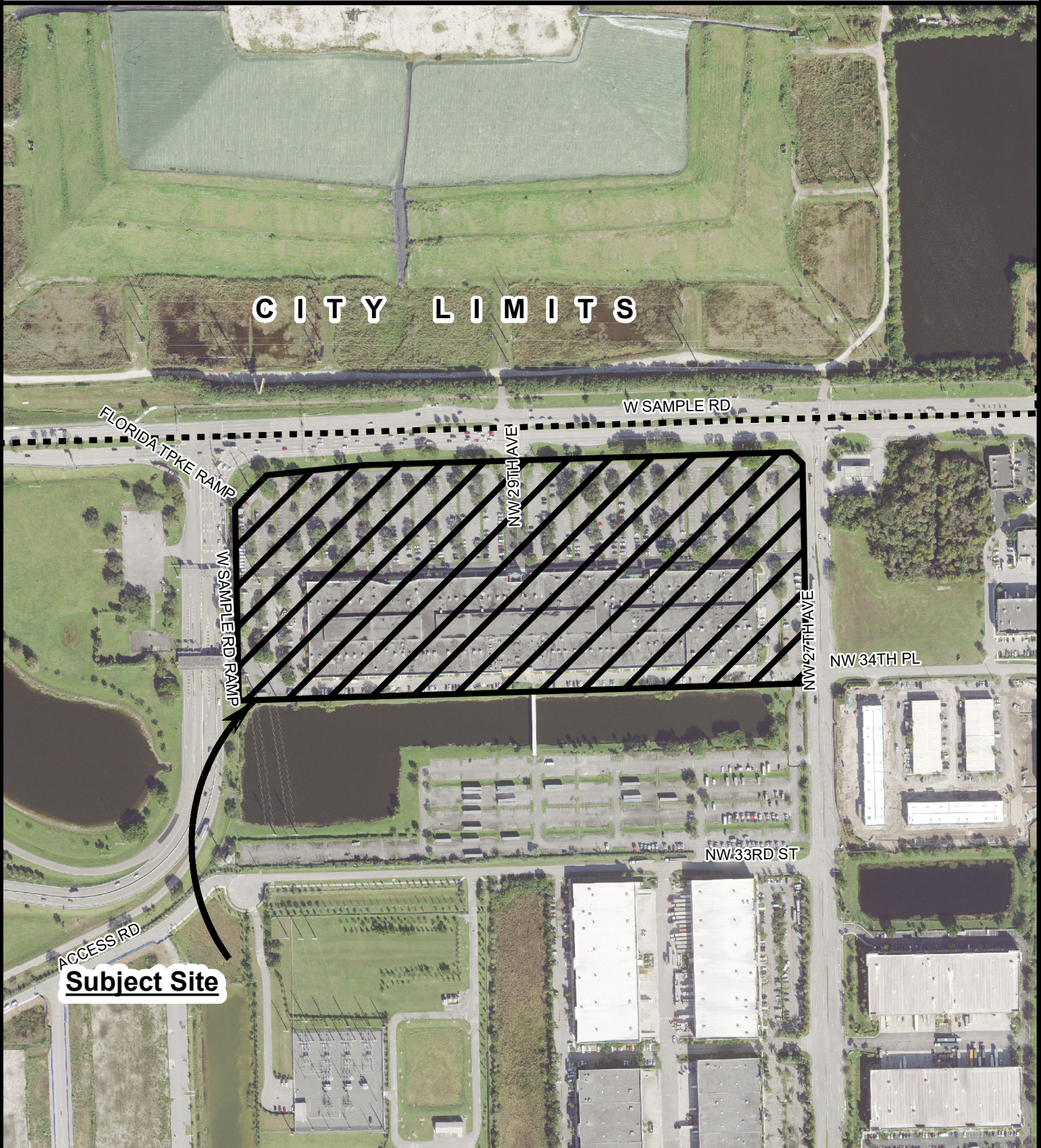
**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide an updated Material Board to match the Exterior Material Schedule on the elevation drawings, or revise the Exterior Material Schedule to match the Material Board.
2. Revise the elevation drawing to correctly identify the North and the South building elevations.
3. Lighting must comply with the standards of 155.5401. Site lighting must be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees.
4. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
5. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 417 ft