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July 13, 2021

Pompano Beach Building Department
100 W. Atlantic Bld.
Pompano Beach, FL 33060

RE: SITE PLAN REVIEW STANDARDS

Atlantic Stone Source.
Planning and Zoning Reference No. **20-12000015**

An application for a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the comprehensive plan;

- a. *Current Zoning Designation: B-3- Heavy Commercial/Light Industrial Business District is intended for wholesale, warehousing, storage operations and establishments conducting activities of the same general character.*
- b. *Applicant Response: After the effective date of the Broward County Land Use Plan, the City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:*
- c. *Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrence management policies included with Goal 8.00.00 of the Broward County Land Use Plan.*
- d. *Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic ways identified on the Broward County Traffic ways Plan prior to occupancy.*
- e. *Fire protection service will be adequate to protect people and property in the proposed development.*
- f. *Police protection service will be adequate to protect people and property in the proposed development.*
- g. *Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2)*
- h. *We are working as a team with engineers, City planning officials, Broward County transit, City fire department, and BSO to ensure that not only does our development meet the minimum requirements but that it exceeds them and that it will bring revenue and jobs to the community in which it is being built. This will be executed in a way that is consistent with the goal of the Land Use element of the Comprehensive plan which states, "The attainment of a living environment which provides the maximum physical, economic and social wellbeing for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions."*

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PZ20-12000015

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2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4,& 5);

Applicant Response:

District, Article 3:

This owner-occupied project will be the future home of Atlantic Stone Source. Atlantic Stone source is proposed in a B3 zone and the business activities of the company are completely in line with what Article 3 provides for this zoning district.

Use, Article 4:

§155.4230. [Showroom Whole sale] A wholesale showroom is an establishment that combines office and showroom uses with warehouse uses for the primary purpose of wholesale trade, display, and distribution of products.

3. Article 5. Complies with the applicable development standards of this Code.

Applicant Response:

The proposed development will be in compliance with §155.5603 [INDUSTRIAL DESIGN STANDARDS] and the Sustainable Development Standards in Part 8 of Article 5 [Development Standard].

The site has been designed in accordance with all applicable sections of Article 5. Any discrepancies between the site plan and Article 5 found by City staff have been corrected in our revisions. We are also designing our building to meet or exceed the required points found in §155.5802. "Sustainable development point requirement."

4. Complies with all other applicable standards in this Code.

Applicant Response:

As stated in our response to standard 3, our team is well versed in Chapter 155 as a whole and is designing the site to be compliant in all aspects except the following as approved via a Minor Administrative Adjustment by the Development Services Director:

a).Reduction of the required minimum parking by 36%.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

Applicant Response:

This is a new development with no previous development on site. In addition all Platt restrictions are being followed.

6. Is issued a Concurrency Review Certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

The calculations below are estimated and will be formally finalized during the permit process by the engineers of record.

- Wastewater Treatment Demand 1,576 gallons per day *.*
- Water Treatment Demand 1,869 gallons per day *.*
- Raw Water Demand 2,019 gallons per day *.*
- Park Acreage Required Not Applicable.*
- School Impacts Not Applicable.*
- Transportation Transit fees paid to the Broward County to meet concurrency.*
- Solid Waste Generation 222 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)*

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Traffic ways Plan;

Applicant Response: The proposed development provides adequate, safe paved vehicular access within development boundaries. We are a single building development with a single entrance/exit. All paving, markings, signage, and

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connection to public right-of-way will be in line with Local, County, State, and Federal C:\Users\KimJae\Downloads\SITE
PLAN REVIEW STANDARDS.docx

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

Applicant Response:

The site does not sit in a well field zone, nor will hazardous materials be stored or used on site. The proposed site is not located within a Well field Protection area as stipulated by Broward County, Broward County Well field Map Chapter.27- Pollution control, Article XIII. WELLFIELD PROTECTION, Ord. No. 2013-23, adopted June 11, 2013.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

Applicant Response:

The proposed development is in compliance with crime prevention security strengthening and CPTED standards. See the provided security designs by ADT in this submittal.

We have provided a CPTED narrative, CPTED site schematic, and CPTED overlay on our elevations. Site design, such as landscaping, fencing, and security measures (cameras, lighting, and panic buttons) have all been designed to help mitigate crime in line with the principles laid out in CPTED.

10. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located within the area affected by the Transportation Corridor Study.

Sincerely,

**Juan C
Linares**

Digitally signed by
Juan C Linares
Date: 2021.07.22
08:39:41 -04'00'

RWB / Linares Architecture, Inc.

Juan C. Linares

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PZ20-12000015

9/1/2021