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March 4, 2021

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

RE: Pre-Application Narrative
Atlantic Stone Source

To whom it may concern,

This is a new single 54,200 SF building on previously undeveloped land of approximately 182,302 SF or 4.2431 acres. The proposed building will be a combination of concrete tilt up and steel frame construction, single story high volume structure. The building will be a retail center for large scale building materials inclusive but not limited to stone slabs, marble, tile, porcelain, concrete pavers and other construction material and products. The building has been designed with a higher aesthetic standards as compared to other retail big box type centers, including features as natural stone exterior cladding, corner and center towers, storefront doors and windows, overhangs, roof projections, and physical relief to all elevations. The site has been design with 2 curb cuts along Powerline road. Delivery circulation will be on the north Powerline road access, customer circulation will be primarily through the centrally located Powerline road one way access and employee entrance, and delivery vehicle access and circulation will be primarily on the north proposed entrance. The site will provide 118 parking spaces with driveways and parking on all sides, a 35% parking reduction has been requested to increase green areas and retention on the site. The parking reduction is consistent with owners needs based on historical use of existing facility.

If you have any questions please don't hesitate to call.

Sincerely,
RWB / Linares Architecture, Inc.

Juan C. Linares

DRC

PZ20-12000015
9/1/2021

DRC

PZ20-12000015
4/7/2020