



January 25, 2023

1193 W Newport Center Dr  
Deerfield Beach, FL 33442  
954.917.0411  
CrainAtlantis.com  
EB27488/AR95883

Chief Building Official  
City of Pompano Beach Building Department  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Project Narrative (B-3 Zone): Scooter Ave  
620 East Sample Road Pompano Beach, FL 33064**

**Crain Atlantis Project # 22060**

Dear Chief Building Official,

The owner of the site is proposing to build a new scooter, moped, motorcycle sales (with the limitation of up to 250cc) building for the address stated above. Be advised that the owner will be presenting the name of the business as Scooter Ave. The following is the project narrative with specifics, including a full description of the proposed development:

The existing onsite structure shall be demolished, and debris removed. Grading shall be performed, and a CMU block structure will be built. The site shall include a landscaping perimeter, six (6) asphalt parking spaces, with the remaining drive aisle to be composed of asphalt. The proposed site shall include a fence that encompasses the three (3) boundaries of the property. Utilities shall be provided using existing underground systems.

Should you have any questions, please feel free to contact our office anytime.

Sincerely,

**Crain Atlantis, Inc.**  
Engineers + Architects

Peter C. Markarian, E.I.

January 25, 2023

Chief Building Official  
City of Pompano Beach Building Department  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Special Exception Checklist (B-3 Zone): Scooter Ave  
620 East Sample Road Pompano Beach, FL 33064**

**Crain Atlantis Project # 22060**

Dear Chief Building Official,

The owner of the site is proposing to build a new scooter, moped, motorcycle sales (with the limitation of up to and including 250cc) building for the address stated above. For reference, the smallest engine size for a Harley-Davidson motorcycle is 883cc. The category of this proposed building would fall under New Automobile and Light Truck Sales under 155.4219.J.3. The work area (shop) would amount to less than 10% of the gross area of the building. Therefore, this letter addresses the Special Exception required per 155.4219.J.3. We understand that the *use* of the property is for the ZBA to determine, not the layout or design. The thirteen (13) review standards as outlined in 155.2406 of the zoning code are stated and responded below:

**a. Is consistent with the comprehensive plan;**

RESPONSE: Yes.

*The associated plan proposal submitted addresses the Development Application Checklist and is consistent with the Land Development Plan.*

**b. Complies with all applicable zoning district standards;**

RESPONSE: Yes.

*The proposed plan is permissible under New Automobile and Light Truck Sales and meets the applicable zoning standards. A Special Exception is only applicable when “accessory auto services” are rendered. New mopeds in operating condition will be displayed for sale. Section 155.5602.C.7 requirements are met including 30% of the street-facing building façade composed of transparent glass and does not include roll-up or similar industrial doors. Storage, display, and usage of the mopeds will be contained within the building envelope.*

**c. Complies with all applicable use-specific standards in article 4: Use Standards;**

**RESPONSE:**

*The use-specific standard for the B-3 New Automobile and Light Truck Sales category permits over 20% of floor space to be used for the sale of goods due to showroom display area. Be advised that the lot is within 500 feet of North Dixie Highway and the railway. The north side of the property is contiguous with Sample Road while the neighboring lots to the east, south, and west that are adjacent to the proposed site are zoned as B-3 as well. No residential zoned areas are adjacent to the proposed lot.*

- d. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;**

**RESPONSE: Yes.**

*The proposed building serves to unburden public transportation and associated facilities. This is achieved by providing means of purchasing new vehicles (mopeds). The proposed site will have the same number of parking spaces as the pre-existing lot which will provide similar, if not the same, water, sewer, and stormwater flows.*

- e. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district (s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;**

**RESPONSE: Yes.**

*Regarding similar uses in the neighborhood, we would like you to consider RIVA Motorsports which is located within 500 feet north which is a similar business category. Currently the proposed design provides parking spaces per Table 155.5102.D.1 with consideration of a deviation special exception.*

- f. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, services delivery, parking and loading, signs, lighting, and other site elements;**

**RESPONSE: Yes.**

*Noise is assumed to be of the most concern of the listed impacts on surrounding lands. The surrounding land does encompass ambient sound from Sample Road, a major road for travel and noise. Be advised that the average moped idles at a*

*decibel level of 82. For perspective, a hair dryer typically ranges between 85-100 decibels. Noise will not be an issue since the mopeds will remain in the display area and the shop. Though the service department is less than 10% of the floor space, be advised that the main use of the building is sales. The exterior access to the service department will be facing the west side of the property and not the south side. Finally, the hours of operation are within reasonable business hours: (9:00 A.M. to 6:00 P.M) and should have no negative impact on the ambient noise level along Sample Road.*

**g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;**

RESPONSE: Yes.

*Wood fences currently exists on each side of the property excluding the Sample Road entrance. The HVAC unit shall be screened on the roof or behind the building permitting the design and/or building department requirements.*

**h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;**

RESPONSE: Yes.

*We have provided a landscaping plan to avoid significant deterioration of natural resources. No negative discharge of water or air exists.*

**i. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;**

RESPONSE: Yes.

*The proposed entrance is over 13 feet wide and it is designed with 45 degree sight visibility triangles on each side for safe entrance and exit from the site. The integrity of the sidewalk shall not be compromised.*

**j. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;**

RESPONSE: Yes.

The proposed building will be composed of CMU block and stucco. The modern style of the building provides an increase of property value to surrounding neighboring lands.

**k. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;**

**RESPONSE:** Yes.

*The owner has been in business for over 10 years and is currently located at 750 E Sample Rd, Pompano Beach, FL 33064. The existing place of business is within 1000 feet from the proposed lot. This proposed moped sales building relocation demonstrates the viability and necessity of this established business.*

**I. Complies with all other relevant city, state and federal laws and regulations.; and**

**RESPONSE:** Yes.

The city, state, and federal laws and regulations comply with the proposed design.

**m. For Purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhoods shall include the area affected by the requested special exception, which is typically an area of 500 ft to a one-half mile radius from the subject site.**

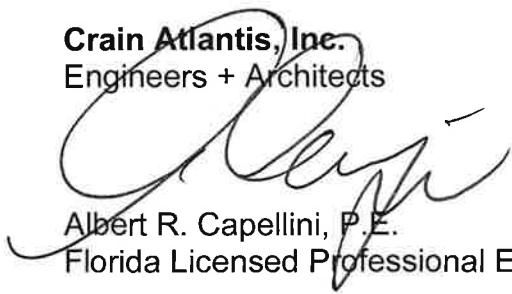
**RESPONSE:** Yes.

*The site is on the boundary of several neighborhoods where thousands of residents live. Services provide affordable transportation for residents. It is also an intermediary location between I-95 and Lighthouse Point where the substitution of smaller and more efficient vehicles within the area may be more advantageous to lighter traffic.*

Should you have any questions, please feel free to contact our office anytime.

Sincerely,

**Crain Atlantis, Inc.**  
Engineers + Architects



Albert R. Capellini, P.E.  
Florida Licensed Professional Engineer, P.E. #35158

