

Architect Michael Madfis

MASJID AL-TAWHEED OF PALM BEACH

SITE PLAN APPLICATION  
STATEMENTS

a.A statement of the basis of the application for development order approval for the property, including intended use.

**The project name is: MASJID AL-TAWHEED OF PALM BEACH . It will be use as a place of assembly/house of worship. The facility will include a mosque (prayer hall), a reception hall, Sunday school classrooms and new center and a residence for the clergy. It will provide for the spiritual, cultural and social activities of a growing Islamic community.**

b.A narrative describing how the intended plan of development complies with the City of Palm Beach Gardens comprehensive plan.

**The project is a place of assembly/house of worship. The comprehensive plan does not address places of assembly or houses of worship it does refer to leisure time and cultural activities. There were also references to LEED (leadership in energy and environmental design) in these areas the project aligns with the comprehensive plan outlined below.**

Palm Beach Gardens comprehensive plan

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives and Policies

GOAL 7.1.: PROVIDE ADEQUATE SUSTAINABLE PARK, RECREATION AND OPEN SPACE FACILITIES AND AREAS OFFERING A BROAD RANGE OF ACTIVITIES, CONVENIENT ACCESS, APPROPRIATE IMPROVEMENTS, AND SOUND MANAGEMENT TO ALL CURRENT AND FUTURE CITIZENS OF PALM BEACH GARDENS WITH ACTIVE AND PASSIVE RECREATION OPPORTUNITIES IN THE INTERESTS OF PERSONAL HEALTH, ENTERTAINMENT, AND CONSTRUCTIVE USE OF LEISURE TIME.

Objective 7.1.4.: Improve and coordinate efforts with all levels of government and the private sector to provide recreational opportunities

Policy 7.1.4.7.: The City shall continue to coordinate with developers and other entities to avoid duplication of recreation facilities, including provisions for joint use of recreation facilities with private & public entities, as the school board, to meet the recreation demands of the City's citizens.

Policy 7.1.4.8.: The City shall continue to encourage co-sponsorship of recreational and cultural events, such as races, greenmarkets, festivals and athletic events, using City facilities as a location for these events.

Policy 7.1.4.9.: The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

**As part of providing for the "constructive use of leisure time" including the spiritual cultural and social activities of the Islamic community The development will have some recreational facilities including an indoor gym. They may also sponsor other recreational activities within the community including green markets.**

Architecture, Planning & Sustainable Design

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FUTURE LAND USE 1-32

'adaptive reuse' of older buildings; Florida Power and Light's 'build smart' initiatives; and Brownfield restoration.

Policy 1.3.6.2.: The City shall encourage policies and actions that reduce greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources.

GOAL 1.2.: ENCOURAGE DEVELOPMENT OR REDEVELOPMENT ACTIVITIES, WHILE PROMOTING STRONG SENSE OF COMMUNITY, AND CONSISTENT QUALITY OF DESIGN; AND DO NOT THREATEN EXISTING NEIGHBORHOOD INTEGRITY AND HISTORIC AND ENVIRONMENTAL RESOURCES.

Objective 1.2.1.: Issue development orders and permits for development or redevelopment activities only if the protection of natural resources is ensured and consistent with the goals, objectives, and policies of the Conservation, Infrastructure and Coastal Management Elements of this Comprehensive Plan.

Policy 1.2.1.9.: The City shall encourage the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), and other comparable certification bodies for all new development and redevelopment.

Objective 1.3.6.: Adopt and maintain land development regulations that are aimed at eliminating barriers toward the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations, as well as providing incentives for building certified buildings or sites.

Policy 1.3.6.1.: City shall continue to encourage sustainable design techniques for new development and redevelopment, including but not limited to: 'green building' construction;

**The architectural firm and the engineering firm providing the design for this project are Leed accredited professionals. And have been practicing sustainable architecture and engineering for over 40 years. The project will meet or exceed the standards of the United States Green building Council and the Florida Green building coalition.**

c.A statement by the applicant of the major planning assumptions and objectives of the development project, including but not limited to:

**The project is a place of assembly/house of worship and will be owned by a nonprofit organization who will maintain the building in the property. The development will serve a growing congregation, currently approximately 250 people. There are over 5000 Muslims in Palm Beach County. The project will include a single dwelling unit for the clergy. The project site is a commercial parcel zoned neighborhood commercial as part of a PUD.**

d.A statement of the impact the development order application, if approved, will have on the city's public safety services, including police, fire, and emergency medical services.

**The site is currently vacant and an opportunity for criminal activity including dumping and illegal camping. Once the site is developed as a place of assembly/house of worship its impact on public safety services would be minimal. The property is occupied for prayer services generally once a week for a few hours. Social gatherings getting narratives done business will take place from time to time. The design will incorporate crime prevention through community planning. There will also be lighting and security cameras throughout the property.**