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June 21, 2022

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Wilferz Plat (W McNab Road, folio 494203000521)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant CELU DEVELOPMENTS LLC in pursuit of Plat approval for the above-referenced property. The owner intends to develop the 1.3-acre property with 20,511 sq. ft. of industrial warehouse use. The property is currently vacant and located on the north side of McNab Road, west of the CSX rail corridor.

I am including a snapshot of the BCPA aerals (**Exhibit "A"**). We are requesting plat approval at this time and meet all review standards as specified in code section 155.2410 [Plat].

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;

*The lot being platted is located within the I Industrial land use category as well as the I-1 zoning district. The lot is over 149 feet in width and over 57,600 sq. ft. in lot area. The lot meets the I-1 lot standards of 100-foot width and 10,000 sq. ft lot area.*

2. The development complies with all other applicable standards in this Code;

*The property is concurrently seeking Site Plan approval from the Planning & Zoning Board and Building Design approval from the Architectural Appearance Committee for new major development. The site plan application will meet all other applicable standards in the Code when approved.*

3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);

*The development will comply with all requirements and conditions of the Site Plan approval development order when granted. There are no applicable development orders on this property.*

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;

*The lot being platted abuts McNab Road, both owned by Broward County. McNab Road is recognized in the latest revision of the County Trafficways Plan and is required by the County to*

*measure a minimum of 106 feet (53 feet to the centerline). Currently, there is 53 feet to the centerline for this portion which will not necessitate any right-of way dedications.*

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and

*The lots are not located within a Broward County Wellfield Protection Zone.*

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

*All facilities for the distribution of electricity, telephone, cable television, and similar utilities, will be placed underground when the property is developed, unless deemed unsafe by FPL.*

Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM  
Senior Land Planner

Exhibit "A"



Parcel Id: [494203000521](#)

Owner: CELU DEVELOPMENTS LLC

Situs Address: W MCNAB RD POMPANO  
BEACH FL 33069

Legal: 3-49-42 E 149.05, AS MEASURED  
ALG S/L, OF THAT PT OF SW1/4  
OF SEC 3-49-42, LYING S OF A  
LN 20 S OF & PARA/W S R/W/L  
OF C-14 CANAL & LYING W OF A  
LN 966.56 E OF, AS MEASURED