



Staff Report

File #: LN-702

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 7, 2025

KAJA TRUCK WASH

Request: Building Design
P&Z# 24-12000026
Owner: Kaja Properties Inc
Project Location: W Atlantic Blvd
Folio Number: 484234500010 & 484234500020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Paola West
Project Planner: Saul Umaña (954-786-4662 /saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval and two Vernacular or Superior Design Alternative approvals to construct a 6,975.14 square foot fleet vehicle and truck wash. The intended use is to serve nearby businesses with large industrial fleet vehicles that cannot be accommodated by a typical commercial car wash operation. As part of this application, the applicant has confirmed that the site will be used exclusively for vehicle and truck washing operations and will not be used for activities associated with truck terminals, such as overnight idling. The project features an office and lobby space with two service bays at a height of 14 feet with an overall building height of 27.6 feet.

The project site abuts single-family residential properties to the west and north, and a proposed landscaping buffer is included as part of the work. The project also proposed the use of colored metal panel siding. Please note that the Code does not allow aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding as a primary material on any façade visible from a street right-of-way pursuant to Section 155.5602.C.6 of the Commercial Design Standards. The Section continues, stating that nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director (DSD). The DSD is requesting review of the proposed use of metal panel siding as a primary material on the building by the AAC, and if found acceptable, the use of this material will be allowed on facades that are visible from the street right-of-way.

The applicant is requesting approval for a Vernacular or Superior Design Alternative to modify the following Commercial Design Standards regarding fenestration and transparency related to the roll-up doors facing West Atlantic Boulevard:

1. §155.5602. C.7.c: Fenestration/Transparency

AAC

“Street-facing facades of the ground level floor for uses involving repair, servicing, and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar types of doors.”

The front façade of the truck wash faces West Atlantic Boulevard, with two service bay doors directly facing the street. The applicant has chosen Option #3 of the Vernacular or Superior Design Alternative Criteria to address this requirement. Option #3 states: *Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.*

The applicant’s Superior Design narrative states that this project uses high-end colored metal panels arranged to create visual interest in key areas by contrasting textures, with some smooth panels and some ribbed panels in different orientations for an overall composition.

2. §155.5602.C.7.d: Fenestration/Transparency

“Street-facing facades of the ground level floor for all commercial, institutional, and industrial uses in commercial zoning districts and mixed-use developments shall not include roll-up doors.”

Based on the elevations, the front façade of the truck wash faces West Atlantic Boulevard, and roll-up doors are proposed. The applicant has chosen Option #6 of the Vernacular or Superior Design Alternative Criteria. Option #6 states: *The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.*

According to the applicant’s Superior Design narrative, due to the long and narrow shape of the lot, the principal structure is located 380 feet away from West Atlantic Boulevard. The applicant is also proposing a six-foot-high concrete wall with a hedge and dense groupings of Gumbo Limbos, Oaks, and Cypress trees arranged within a 60-foot landscaped area.

Pursuant to Section 155.2205 of the Code of Ordinances, the Architectural Appearance Committee may require changes in plans and specifications as, in its judgment, are necessary and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Location | Zoning District | Existing Uses

The subject property is located north of West Atlantic Boulevard, west of the Tri-Rail railroad tracks, and east of Northwest 16th Avenue.

A. Subject Property:

I-1 (General Industrial) | Vacant Parcels

B. Surrounding Properties:

North: RS-4 (Single-Family Residences-4) | Single-Family Homes

South: W (Waterway) / I-1 / PCI (General Industrial) | Warehouse, Storage, and Distribution Uses

East: I-1 (General Industrial) | Warehouse, Storage, and Distribution / Train Tracks West: RS-4 (Single-Family Residences-4) | Single-Family Homes

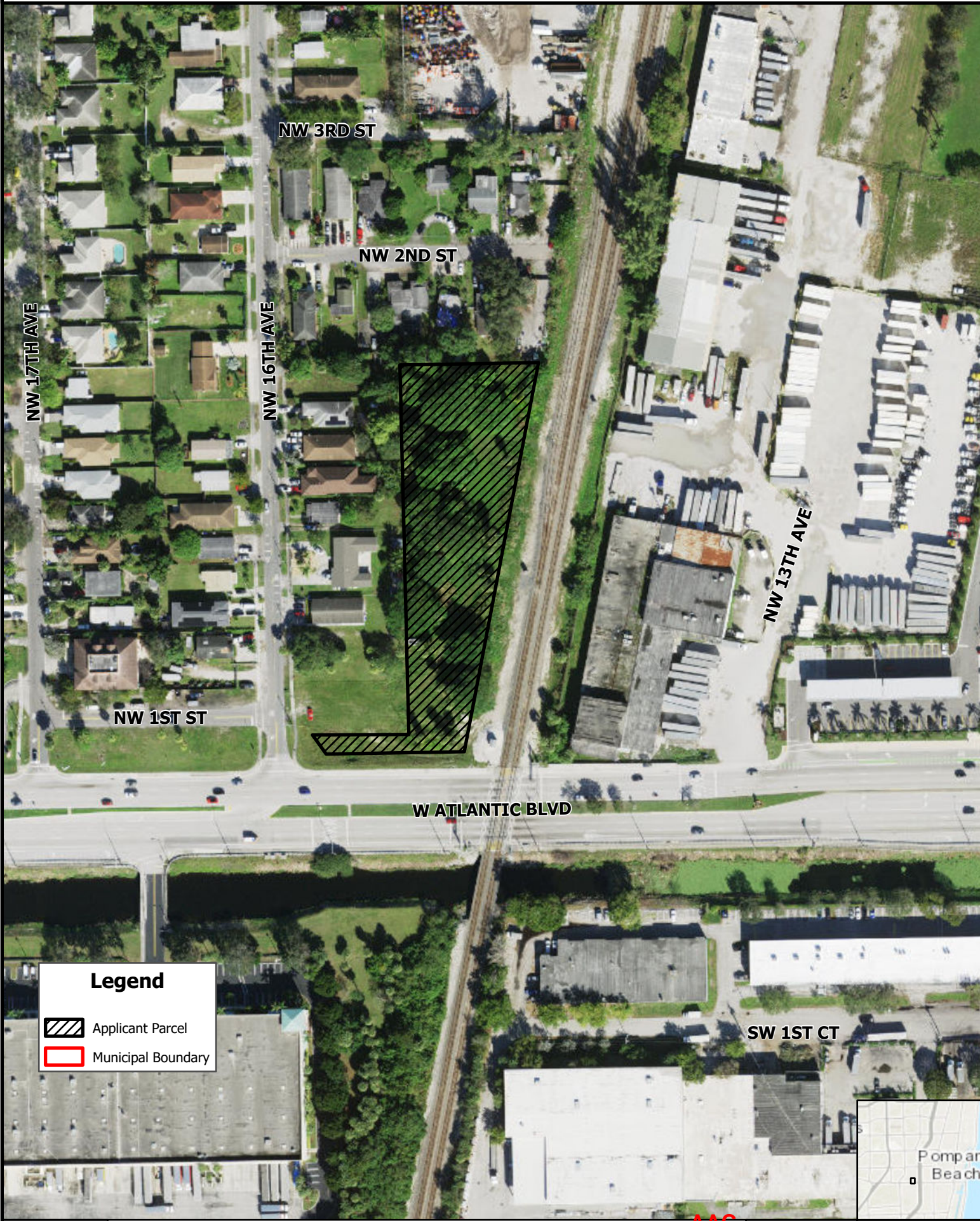
Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:



1. Obtain approval from the Architectural Appearance Committee for the Vernacular or Superior Design Alternative request detailed above in the staff report.
2. The approval of superior and enhanced landscaping, in excess of Code standards, shall be coordinated with the City's Urban Forester.
3. All overhead utility lines on the site and on the adjacent right-of-way shall be buried.
4. The applicant shall provide a traffic diverter to limit egress from NW 1 Street to NW 16 Avenue to left-out only for traffic exiting the project site, subject to approval by the Engineering Division.
5. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a) The applicant shall provide evidence of compliance for the 12 points listed in the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d) Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
 - e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Municipal Boundary

Scale:
1:2,000

Date Exported:
9/15/2025

NW 16th Ave and Atlantic Blvd
KAJA PROPERTIES INC

AAC

PZ24-12000026
Department of
Development Services
08.20.2025

