

From: [Sesodia, Josie](#)
To: [James Argyropoulos](#); [Paola West](#)
Cc: [Osias, Adrien](#)
Subject: RE: 1501 W Atlantic BLVD Pompano Beach
Date: Wednesday, February 19, 2025 2:24:36 PM
Attachments: [image001.png](#)

Good Afternoon James:

This email is in follow up to our conversation earlier this afternoon regarding the proposed Kaja Truck Wash on two parcels with folio#s: 484234500010 and 484234500020.

These parcels are within the Atlantic Industrial Plat (plat book 183 page 630) which has a restrictive note limiting development to 48,000 of Industrial Use on Parcel A and No Development on Parcel B. The plat was approved by the Board of County Commissioners in 2022.

Following our conversation, it is my understanding the proposed development will be a free-standing, approx. 6,520 sq. ft., truck wash. This is a large-scale industrial service use that is designed to accommodate semi-tractor trailer, buses, and similar large commercial vehicles. It is not a retail car wash for the general public (such as is commonly co-located with a gas station). The truck wash will be the primary use on site, with significant land area required for on-site vehicle circulation.

Therefore, **this industrial use is covered by the approved plat note and no amendment is needed.**

Please let me know if you have any further questions,

Jo



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