

DEVELOPMENT ORDER (24 – 12000026)

A DEVELOPMENT ORDER ISSUED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2207, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 6,795 SF FLEET VEHICLE AND TRUCK WASH WITH ASSOCIATED LANDSCAPING, BUFFERS AND PARKING, ON THE VACANT PARCEL LOCATED NORTH OF ATLANTIC BOULEVARD AND WEST OF THE FDOT RAILROAD TRACKS, HAVING FOLIO NUMBERS 484234001160 AND 4842340020.

WHEREAS, Section 155.2407, Code of Ordinances, defines the project referenced above as a Minor Site Plan; and

WHEREAS, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves the construction of a 6,795 SF Fleet vehicle and truck wash with landscaping buffers, two wash tunnels, and eleven parking spaces.

WHEREAS, the project was reviewed by the Development Review Committee (DRC) and issued comments for the meeting scheduled on April 2nd, 2025; July 2nd, 2025; and August 20th, 2025.

WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this Code, and all plan review comments must be addressed with the respective discipline as part of the permit process; and

WHEREAS, copies of the site plan and landscape plan are on file with the Department of Development Services, and referenced herein as **Exhibit “A”** and **“B”** respectively; now, therefore,

The Application for Development Permit is hereby approved by the Development Services Director designee, and subject to the following conditions:

1. Obtain a Superior Design Alternative from the Architectural Appearance Committee to satisfy the requirements of Sections 155.5602.7.c and 155.5602.7.d. [Fenestration/Transparency].
2. Enhance all elevations of the facades to include high-quality, decorative patterns, subject to the approval of the Architectural Appearance Committee.
3. Obtain Major Building Design approval from the AAC.
4. Standard Conditions of Approval and/or Specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.
 - c. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City’s Urban Forestry Division.
 - d. The property must be, and remain, unified as one parcel, consistent with the boundaries of this Site Plan.

EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING

Max Wemyss, AICP, Principal Planner

8/27/2025

Date

MW/su

\\cityhall\groups\Zoning 2009\Site Plans\2024\24-12000026 Kaja Truck Wash\2. DRC\24-12000026 - Minor DEV ORDER.docx

pompanobeachfl.gov

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600

AAC

PZ24-12000026

08.20.2025

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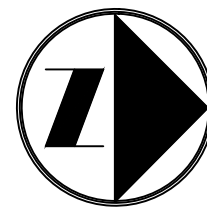


08.20.2025

EXHIBIT "B"

DRC

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SCALE: 1" = 30'

SYMBOL	CODE	COMMON NAME
TREES		
	TD	Bald Cypress
	BS	Gumbo Limbo
	FD	Japanese Fern Tree
	LS	Queen's Crape Myrtle
	MF	Simpson's Stopper
	QV	Southern Live Oak
	EF	Spanish Stopper
	LT	Tuskegee Crape Myrtle
PALM TREES		
	ROX	Florida Royal Palm
	SPX	Sabal Palm
RELOCATED TREES/PALMS		
	R-SPX	RELOCATED Cabbage Palm
SHRUB AREAS		
	VBO	Dwarf Walter's Viburnum
	CME	Emerald Blanket Carissa
	FMG	Green Island Ficus
	MUC	Pink Muhly
	CHI	Red Tip Cocoplum
	CLU	Small-Leaf Clusia
SOD/SEED		
	SOD-1	Floritam St. Augustine Sod
SEE FULL SCHEDULE ON SHEET LP-2		

- NOTES:
- AS PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(E), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' OF EITHER SIDE OF ANY CITY OWNED UTILITY INFRASTRUCTURE.
 - NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY OWNED SEWER LATERAL CLEANOUT OR WATER AND/OR REUSE METER.

CRAVEN • THOMPSON AND ASSOCIATES, INC.
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
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ATLANTIC FLEET WASH
1501 WEST ATLANTIC BLVD.
POMPANO BEACH, FLORIDA
PREPARED FOR:
KAJA PROPERTIES INC.
LANDSCAPE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
2025-07-08
PROJECT NO.
24-0055-001-01
LP-1
SHEET ____ OF ____

AAC

PZ24-12000026
08.20.2025