

MINOR ADMINISTRATIVE ADJUSTMENT

This is a request for a Minor Administrative Adjustment allowed by Section 155.2421.E.2 of the Zoning Code in order to reduce the required landscape perimeter buffer width for Type C (Option 1) from 10 feet to 8 feet as required in section 155.5203.F.3 (Required Buffer Types and Standards) in the I-1 (General Industrial) Zoning District. The proposed reduction is 20%, falling within the maximum allowable adjustment of 20% for perimeter buffers widths for sites located within a designated Brownfield Area pursuant to code section 155.2421.

Property Owner: KAJA Properties, INC.

Property Location: W Atlantic Blvd (484234500010; 484234500020)

P&Z# 25-16000008

Legal Description: Parcel A and B, of ATLANTIC INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 183, Page 630 of the Public Records of Broward County, Florida.

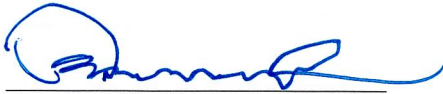
The request for a Minor Administrative Adjustment includes the application, the owner's certificate, narrative, and conceptual site plan.

The principal use of a Car Wash or Auto Detailing requires perimeter landscape buffers in accordance with Section 155.4219.A, which mandates landscape buffers along all perimeters. Specifically, a Type C buffer is required where industrial land abuts a non-industrial zoning district, pursuant to Section 155.5203.F.3, Required Buffer Types and Standards. The northern property line is where the Type C buffer applies. The applicant is utilizing Option 1 for the landscape buffer, which requires a 10-foot-wide buffer. In this request, the applicant is seeking a 2-foot reduction in the required width. The reason for the reduction is technical in nature, due to the unique triangular shape of the site and restricted access. Additionally, the building has been placed as far as possible from the adjacent residential area to minimize noise impacts. The reduction is only requested for a portion of the buffer, to allow for optimal circulation of trucks and fleet vehicles. To mitigate the impact of the reduced width, the applicant is proposing additional trees in the northeast corner of the site. Staff finds that the landscaping width reduction request is minor and supports approval. Furthermore, this request is consistent with the Minor Administrative Adjustment Review Standards, as outlined in Section 155.2421(E)(2).

- a. The requested Administrative Adjustment is not inconsistent with the character of development in the surrounding area, and will not result in incompatible uses.
- b. Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
- c. The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;
 - ii. The proposed adjustment will provide an alternative which will achieve the purposes of the requirement through clearly superior design; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees.
- d. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.
- e. The Administrative Adjustment is supporting an objective from the General Purpose statements of the base zoning districts where located, as specified in Sections 155.3201, 155.3301, 155.3401, or within a Purpose statement of a Special Base Zoning District, a Planned Development Zoning District, or an Overlay Zoning District.
- f. The Administrative Adjustment is consistent with the comprehensive plan.

It is found that this application meets the general and specific Standards required to be met under Section 155.2421, Administrative Adjustments. This request is **APPROVED** on this 8th Day of August, 2025, with the following condition:

1. Obtain a Development Order for Site Plan PZ#24-12000026



David L. Recor, ICMA-CM
Development Services Director

8/11/25

Date