



April 22nd, 2025

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

RE: Plat Application for ELRO LLC (890 NW 15 AVE POMPANO BEACH FL 33069, folio [484234000140](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing applicant ELRO LLC in pursuit of plat approval for the above-referenced property. The property is 30,301 sq. ft. (0.696 acres), located on the northeast corner of North Andrews Avenue and Martin Luther King Boulevard, within the City of Pompano Beach (refer to **Exhibit "A"** included with this narrative). The property is currently vacant. The applicant intends to redevelop the property with a 10,000 sq. ft. warehouse project. The property is not platted. The Zoning Designation is I-1 General Industrial District, which allows warehouse uses, and the Land Use Designation is I Industrial, which allows warehouse uses as well. The site plan is scheduled to be submitted for city review within the coming months.

We believe that we meet all review standards as specified in code section 155.2410 [Plat] and understand that a Plat shall be approved only on a finding that the proposed subdivision or development on the lot proposed to be platted meets all of the following standards:

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

The lot being platted is existing and was previously created. According to the City of Pompano Beach Zoning Code, section 155.3402.C [GENERAL INDUSTRIAL (I-1, INTENSITY AND DIMENSIONAL STANDARDS)], the minimum lot area is 10,000 sq. ft. and the minimum lot width is 100 feet. The subject combined property measures over 100 feet in width and is 30,301 sq. ft. The property meets the minimum lot area and lot width of the I-1 zoning district.

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

The subject property lies within the I Industrial Land Use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, warehouse uses are permitted in this designation. Additionally, the property will be 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);

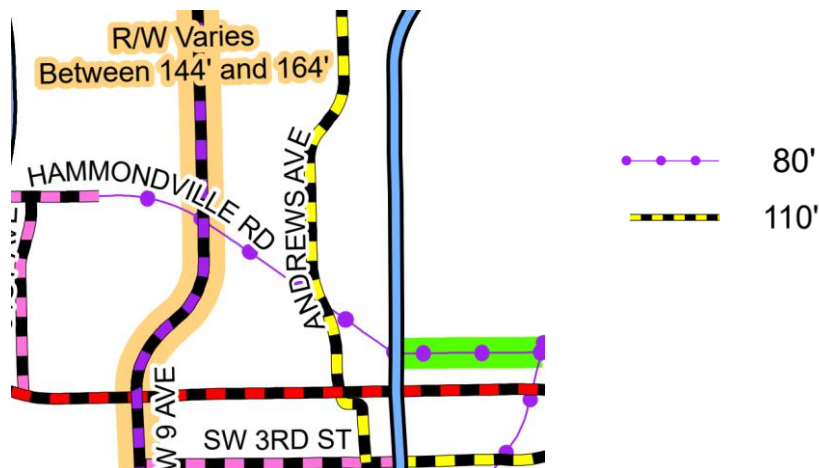
DRC

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;

NW 15th Avenue is not identified on the adopted Broward County Trafficways Plan, but Andrews Avenue is (excerpt below, source: <https://www.broward.org/Planning/Pages/GIS.aspx>). According to the County Trafficways Plan, the required width for Andrews Avenue is 110 feet. Table 100.01 of the Code of Ordinances requires that business street widths measure 60 feet or more.

Zoning Code section 155.5704.C.2. states that all lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way. City of Pompano Beach code section 100.01(C) states that property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. Andrews Avenue measures 120 feet, MLK measures 100 feet, and NW 15th Street measures 25' to the centerline of the roadway. No additional right-of-way dedication is needed from this property with respect to NW 15th Street, as confirmed by City Engineer John Sfiropoulos.



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

The lot is not located within a Broward County Wellfield Protection Zone, nor is it designated as a contaminated site (source: <https://www.broward.org/Environment/Wellfield/Pages/Default.aspx>).



Wellfield Protection Zones



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.

Thank you for your consideration. We respectfully request Plat approval as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in black ink, appearing to read "Paola A. West".

Paola A. West, AICP, ISA-CA
President

DRC

Exhibit "A"



Parcel Id: [484234000140](#)

Owner: ELRO LLC

Situs 890 NW 15 AVE POMPANO

Address: BEACH FL 33069

Legal: 34-48-42 PT OF NW1/4 OF SE1/4
& OF SW1/4 OF NE1/4 AS IN OR
1033/313 LESS W 25 FOR ST &
LESS PT DESC'D IN PARCEL
107 OF CA 03-4336 FOR
ADDITIONAL R/W

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