



February 26th, 2025

Development Review Committee
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Minor Site Plan (KAJA Fleet Vehicle Wash @ W Atlantic Boulevard Pompano Beach, FL 33060, folios 484234500010; 484234500020)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing ATLANTIC INDUSTRIAL PROPERTY LLC in pursuit of Minor Site Plan approval for the above-referenced property. The subject property is 73,343.27 sq. ft. (1.78 AC) and is located within I-1 (General Industrial) and RS-4 (Single Family Residential 4 Zoning), as well as within the I Industrial and LM Low-Medium Land Use designation of the City's adopted Future Land Use Map. The residential zoning and land use portion of the property is not being developed and restricted by plat. The property will be developed as a 6,975.14 sq. ft. fleet vehicle and truck wash for the nearby businesses that require washing of fleet vehicles and trucks that cannot obtain that service from a typical commercial car wash. The site plan is exclusively for fleet vehicle and truck washing operations and will not be used for any other activities, such as truck idling associated with truck stop functions. The service will accommodate the entire truck, including the tractor cab and trailer.

DRC

The project is estimated to cost \$1-5 million with proposed construction start in 2025. The subject property is located on the west side of the CSX tracks, on the north side of Atlantic Boulevard and east of NW 16th Avenue (refer to **Exhibit "A"** location map included with this narrative).

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

I Industrial and LM Low-Medium Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, heavy commercial uses are permitted in the I Industrial Land Use designation. The residential land use portion of the property is not being developed and restricted by plat.

A zoning letter was issued for this property that determined the lot lines for future development. Please refer to the documents folder, Zoning Letter #21-02000247. This determination allows development to be further from the west property line, which abuts single-family residential. In addition to pushing the building further east, we are providing a Type C Buffer along the west and north property lines for compatibility with the residential areas that are abutting, as well as orienting the building south. The drive-thru portion requires a 100' distance separation from residential zoning, with further protects the abutting residences.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

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The proposed project is a fleet vehicle and truck wash—a heavier commercial use than a typical car wash. The proposed use is permitted in the I-1 district. The project is permitted by right, and does not require special exception. The residential zoning portion of the property is not being developed and restricted by plat. The project complies with the use, intensity, and dimensional standards of the code.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

As the property is vacant and will be developed as new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances. Though considered a minor site plan due to the site being located within a Brownfield, the project will implement some elements of sustainable landscaping.

4. Complies with all other applicable standards in this Code;

It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.

DRC

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

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There are no prior development orders or prior approved plans on record that apply as the property is vacant and being developed.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
As part of site plan approval, the applicant seeks to obtain concurrency approval.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The subject property is located abutting Atlantic Boulevard, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan, Atlantic Boulevard is required to measure an overall 120 feet. At this property, the width of Atlantic Boulevard is over 105 feet. No dedications are being proposed with the site plan or the proposed plat. For NW 16th Avenue, all applicable dedications were addressed with platting, which was recorded 7/13/2023.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The subject property is not located inside of a Wellfield Zone nor is it designated as a contaminated site.

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9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

The site plan application includes a CPTED Security Plan and narrative for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The site plan application will include a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The subject property is located in an area identified by the City's approved Transportation Corridor Study for Atlantic Boulevard; however, the vision identified in the Study is in conflict with the site's zoning and land use designations. The study proposes "retail frontage", with the industrially-zoned portion of this property being reserved for stormwater management. The current zoning and land use permit the proposed fleet vehicle wash project. While not solely proposed to provide office, the project will be proposing office space along with the principal fleet vehicle wash use.

Thank you for your consideration. We respectfully request your assistance in our Major Site Plan and Major Building Design application as justified above.

Please do not hesitate to contact me with any questions.

Paola A. West, AICP, ISA-CA
President, Land Planner

Exhibit "A"

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Parcel Id: [484234500010](#); [484234500020](#)

Owner: ATLANTIC INDUSTRIAL
PROPERTY LLC

Situs NW 16 AVE POMPANO
Address: BEACH FL 33069

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04.02.2025