



October 14th, 2025

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

RE: 1377 MLK Plat (1377 DR MARTIN LUTHER KING JR BLVD POMPANO BEACH FL
33069, folio [484234000810](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing applicant SNL 1377 HAMMONDVILLE ROAD LLC in pursuit of plat approval for the above-referenced property. The property is 3.19 acres, located at the northeast intersection of North Andrews Avenue, Martin Luther King Boulevard, and the CSX tracks (refer to **Exhibit "A"** included with this narrative). The property currently houses a 2,345 sq. ft. warehouse building. The applicant intends to redevelop the property into an outdoor display lot with 15,000 sq. ft. of building area. The property is not platted. The Zoning Designation is I-1 General Industrial District and the Land Use Designation is I Industrial, both which allow industrial uses. 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 property measures over 200 feet in width and is 139,358 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, light and heavy industrial uses are permitted in this designation. The proposed use includes outdoor display, warehousing, and office uses, consistent with the land use designation in which it will be located. Additionally, the property is 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);

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;

Dr. Martin Luther King JR BL/Hammondville RD requires a minimum of 80 feet in this area of the county, per the adopted Broward County Trafficways Plan. According to Zoning Code section 155.5704.C.2., 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), 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. Dr. Martin Luther King JR BL/Hammondville RD measures 50 feet to the centerline of the roadway; thus, no additional right-of-way dedication is needed from this property.

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.

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.



Paola A. West, AICP, ISA-CA
President

Exhibit "A"

Location Map



Parcel Id: [484234000810](#)

Owner: SNL 1377 HAMMONDVILLE
ROAD LLC %STOCKBRIDGE
CAPITAL GROUP LLC

Situs Address: 1377 DR MARTIN LUTHER KING
JR BLVD POMPANO BEACH FL
33069