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October 21, 2021

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

RE: Color Factory Plat (1621 N Dixie HY, folios 484226060010, 484226000350, 484226000370, 484226000360, 484226000340)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant Color Factory Inc. in pursuit of Plat approval for the above-referenced properties. The county has determined in writing that platting is required in order to construct a principal building on these combined lots both due to the fact that some lots are vacant and unrecorded. The owner intends to develop the 1.68-acre property with 35,000 sq. ft. of industrial use and 8,000 sq. ft. of office use. The properties are located at the northwest corner of NW 16th Street and Dixie Highway in Pompano Beach.

I am including a snapshot of the BCPA arials (**Exhibit "A"**). We are requesting plat approval at this time and meet all review standards as specified in code section 155.2410 [Plat].

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

The lots being platted are located within the C Commercial and I Industrial land use categories as well as the B-3 and I-1 zoning districts. The lots will be unified into one by the plat and the combined lot will meet the B-3 and I-1 lot standards of 100-foot width and 10,000 sq. ft lot area.

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

The property will be going through and obtaining Site Plan approval from the Development Services Director when ready for 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;

The lots being platted abut two streets: NW 16th Street and N Dixie Highway, both owned by the City of Pompano Beach. Dixie Highway is recognized in the latest revision of the County Trafficways Plan. NW 16th Street is required by the City to measure a minimum of 60 feet (30 feet to the centerline). Currently, there is 25 feet to the centerline for this portion which will necessitate a 5-foot right-of way dedication. The County Trafficways Plan requires 80 feet (40 feet to the centerline) for Dixie Highway, which is already the current measurement. The dedication for NW 16th Street will be granted by the plat.

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

The lots are located in a Broward County Wellfield Protection Zone 2 of the City of Pompano Beach (Well# 5). Zone 2 is the land area situated between the ten-day and the thirty-day travel time contours, and regulated by ARTICLE XIII. - WELLFIELD PROTECTION of the Broward County Code of Ordinances. The property will comply with said ordinance after development, if required.

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.

Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Senior Land Planner

Exhibit "A"



Parcel Id: [484226060010](#)

Owner: COLOR FACTORY INC

Situs Address: 1621 N DIXIE HWY POMPANO
BEACH FL 33060

Legal: KENDALL GREEN SEC A 43-49 B
PARCEL A

Parcel Id: [484226000350](#)

Owner: COLOR FACTORY INC

Situs Address: 1621 N DIXIE HWY POMPANO
BEACH FL 33060

Legal: 26-48-42 THAT PT OF N 25 OF S
225 OF N1/2 OF SE1/4 LYING 80'
W OF FEC R/W, LESS W 1840.4

Parcel Id: [484226000370](#)

Owner: COLOR FACTORY INC

Situs Address: NW 16 ST POMPANO BEACH FL
33060

Legal: 26-48-42 N 100 OF S 225 OF E
340.4 OF W 1840.4 OF N1/2 OF
SE1/4 LESS W 100 OF S 6 DESC
IN OR 35924/895 & LESS PT
DESC IN INSTR # 116779350

Parcel Id: [484226000360](#)

Owner: COLOR FACTORY INC

Situs Address: 1621 N DIXIE HWY POMPANO
BEACH FL 33060

Legal: 26-48-42 N 100 OF S 225 OF
N1/2 OF SE1/4 W OF FEC R/W
LESS W 1840.4 & LESS N 25 &
LESS PT INC'D IN OR 21576/935
FOR DIXIE HWY R/W

Parcel Id: [484226000340](#)

Owner: COLOR FACTORY INC

Situs Address: 1621 N DIXIE HWY POMPANO
BEACH FL 33060

Legal: 26-48-42 N 100 OF S 125 LESS
W 1715 OF N1/2 OF SE1/4 W OF
FEC R/W, LESS PT THEREOF
INCL IN INSTR # 116779350 &
LESS PT INC'D IN 21576/935
FOR DIXIE HWY R/W