



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-873

PLANNING AND ZONING BOARD

Meeting Date: MAY 27, 2026

SHELL BUILDING

Request: Major Site Plan
P&Z# 25-12000021
Owner: Master Carwash LLC 2100 West Atlantic LLC
Project Location: 2100 W Atlantic Blvd
Folio Number: 494203270012
Land Use Designation: RAC (Regional Activity Center)
Zoning District: B-3/PCI (General Business / Planned Industrial Overlay)
Commission District: 5 (Darlene Smith)
Agent: Terry Runyan
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is seeking Major Site Plan approval for a new 5,000-square-foot one-story multi-tenant shell building designed for future retail and restaurant uses, located at 2100 West Atlantic Boulevard, on the property of the existing, currently vacant restaurant formerly known as Golden Corral. The scope of work also includes modifications to site circulation, landscaping, and parking, such as pedestrian accessibility, outdoor seating, and updated lighting. The adjacent building (formerly Golden Corral) located on the property is included in this submittal for site plan approval. However, the façade changes and internal shell modifications to that building have been approved separately via building permit BP25-00007117. The elevations approved by the Architectural Appearance Committee for the new development match what has been previously approved for the existing development. The total pervious area is 18,063 square feet (22.8%) for an overall proposed lot coverage of 15,708 square feet (21.1%). The site plan was reviewed by the Development Review Committee on July 16, 2025, November 5th, 2025 and January 7th, 2026. Additionally, the project was approved by the Architectural Appearance Committee on April 7th, 2026.

The subject property is located on the south side of West Atlantic Boulevard, between Powerline Road and North Andrews Avenue.

SITE PLAN REVIEW STANDARDS

An application for 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;

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The property has a land use designation of C (Commercial). The proposed commercial development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Policy 01.14.01

The City shall emphasize redevelopment and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Policy 01.14.07.

All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards, and other access control methods will be required based on the specific needs of the project.

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

Article 3: Zoning Districts

The proposed development complies with the standards, goals, objectives, and policies applicable to the B-3/PCI (General Business / Planned Commercial-Industrial Overlay) zoning district. The approved Master Plan for the Planned Commercial-Industrial Overlay (PCI) established a coordinated development pattern that divided the subject parcels into designated commercial and industrial areas, with internal driveways providing access and circulation throughout the site. Additionally, the PCI was approved in accordance with the underlying B-3 (General Business) zoning designation governing the property. The proposed development remains consistent with both the permitted uses and development standards of the B-3 zoning district, as well as the overall intent and layout established within the approved PCI Master Plan.

Article 4: Use Standards

The development proposes commercial uses that comply with the use-specific standards in Article 4: Use Standards and is consistent with sections 155. 4218.Restaurant and 155.4222.S. Other Retail Sales Establishment.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and the project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, except for the conditions listed for approval.

The project's Building Design was approved by the Architectural Appearance Committee (AAC) on April 7th, 2026. As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for non-residential development. Additionally, as referenced in the conditions below, a condition was added requiring the extension of the raised sidewalks so they function as continuous curbing and ensure compliance with the parking design standards.

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

The proposed site plan complies with the applicable Code standards.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

The application does not conflict with any prior Development Order. The adjacent existing building has obtained building permit approval for the façade and shell modifications. The new site plan incorporates the former Golden Corral site as part of this application.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements:

| | |
|-----------------------------|---|
| Wastewater Treatment Demand | 500 gallons per day* |
| Water Treatment Demand | 593 gallons per day* |
| Raw Water Demand | 640.44 gallons per day* |
| Park Acreage Required | N/A |
| School Impacts | N/A |
| Transportation | Transit fees are paid to Broward County to meet concurrency. |
| Solid Waste Generation | 450 48 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033). |

* The City has adequate capacity to serve the proposed project

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 development aims to provide safe, adequate, paved vehicular access between the proposed buildings and Atlantic Boulevard. No direct access is proposed onto Atlantic Boulevard.

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

The development is not anticipated to require any hazardous material licensing and is not located within a wellfield protection area.;

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance,

natural access control, territorial reinforcement, maintenance, and activity support;

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan that addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by a Fire Plans Examiner during DRC and must meet all applicable standards before building permits are approved.

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

The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

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

The proposed development is abutting Atlantic Blvd but obtains access from internal private circulation. Regardless, the proposed development complies with the Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155. 2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Prior to building permit approval for each interior buildout and/or Zoning Use Certificate, provide an updated parking calculation for the entire development associated with this site plan to verify that the site continues to meet minimum parking requirements for each application submitted. This application was evaluated based on retail parking requirements. If multiple bays propose uses with higher parking demands, such as restaurants, later tenants may be limited in the uses permitted.
2. For all newly proposed parking spaces, adjust the continuous curbing so that the paved length of the parking spaces measures 16 feet with a 2-foot vehicular overhang, adding to the width of the landscape or sidewalk areas.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit Zoning Compliance Permit issuance:
 - a. The applicant must provide evidence of compliance for the 12 points used for the Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

- c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- d. Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
- e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

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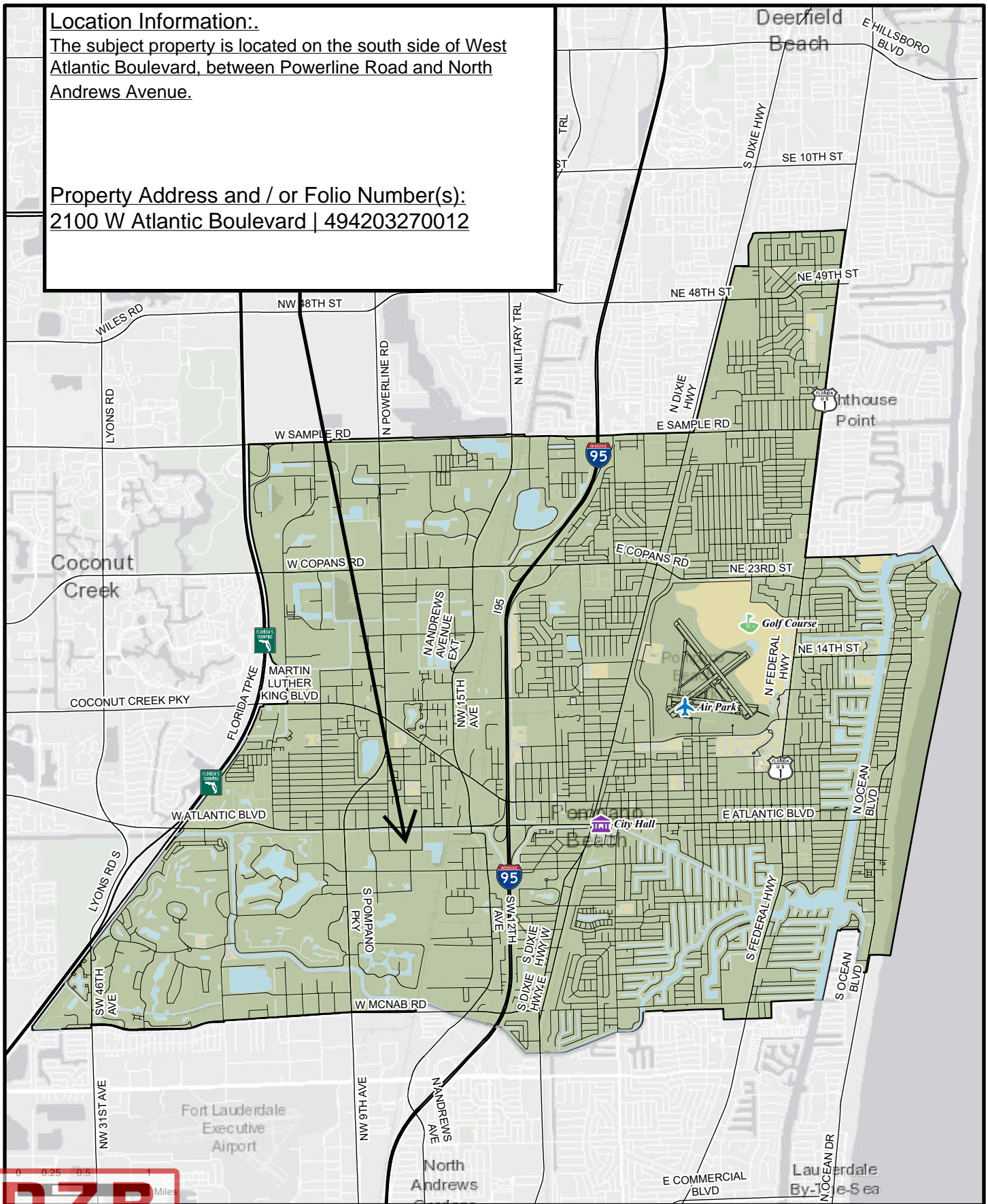
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City of Pompano Beach
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Location Information:

The subject property is located on the south side of West Atlantic Boulevard, between Powerline Road and North Andrews Avenue.

Property Address and / or Folio Number(s):

2100 W Atlantic Boulevard | 494203270012



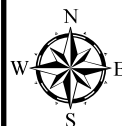
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GIS Department | B.C.

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City of Pompano
Beach

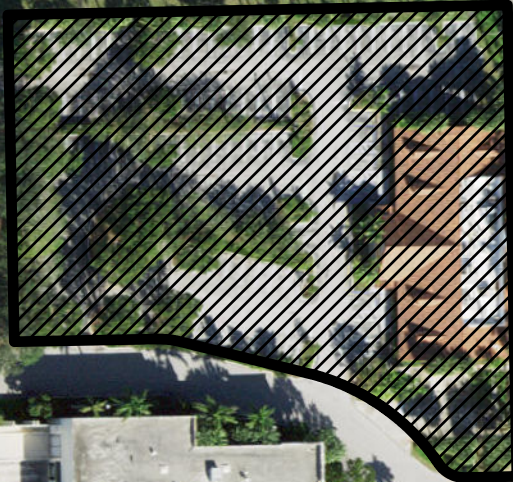


CITY OF POMPANO BEACH
AERIAL MAP



Legend

-  Applicant Parcel
-  Municipal Boundary



NW 21ST AVE

W ATLANTIC BLVD

SW 21ST AVE

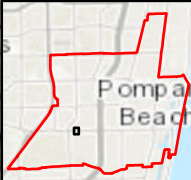
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5/7/2026

2100 W Atlantic Blvd
Master Carwash LLC 2100 West Atlantic LLC

Major Site
Plan
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Department of
Development Services



CITY OF POMPANO BEACH

LAND USE MAP



LM

C

Office Furniture

W Atlantic Blvd

T Atlantic Blvd

814

W

W

Legend

- Applicant Parcel
 - Pompano Beach Parcels
- ### Land Use
- TYPE
- LM- LOW-MEDIUM 5-10 DU/AC
 - C- COMMERCIAL
 - T- TRANSPORTATION
 - W- WATER
 - RAC- REGIONAL ACTIVITY CENTER
 - Municipal Boundary



NW 21st Ave

NW 21st Ave

NW 21st Ave

NW 21st Ave

RAC

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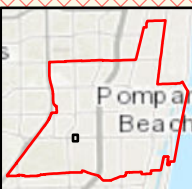
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Major Site
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CITY OF POMPANO BEACH

ZONING MAP



Legend

Applicant Parcel

Pompano Beach Parcels

Municipal Boundary

Zoning

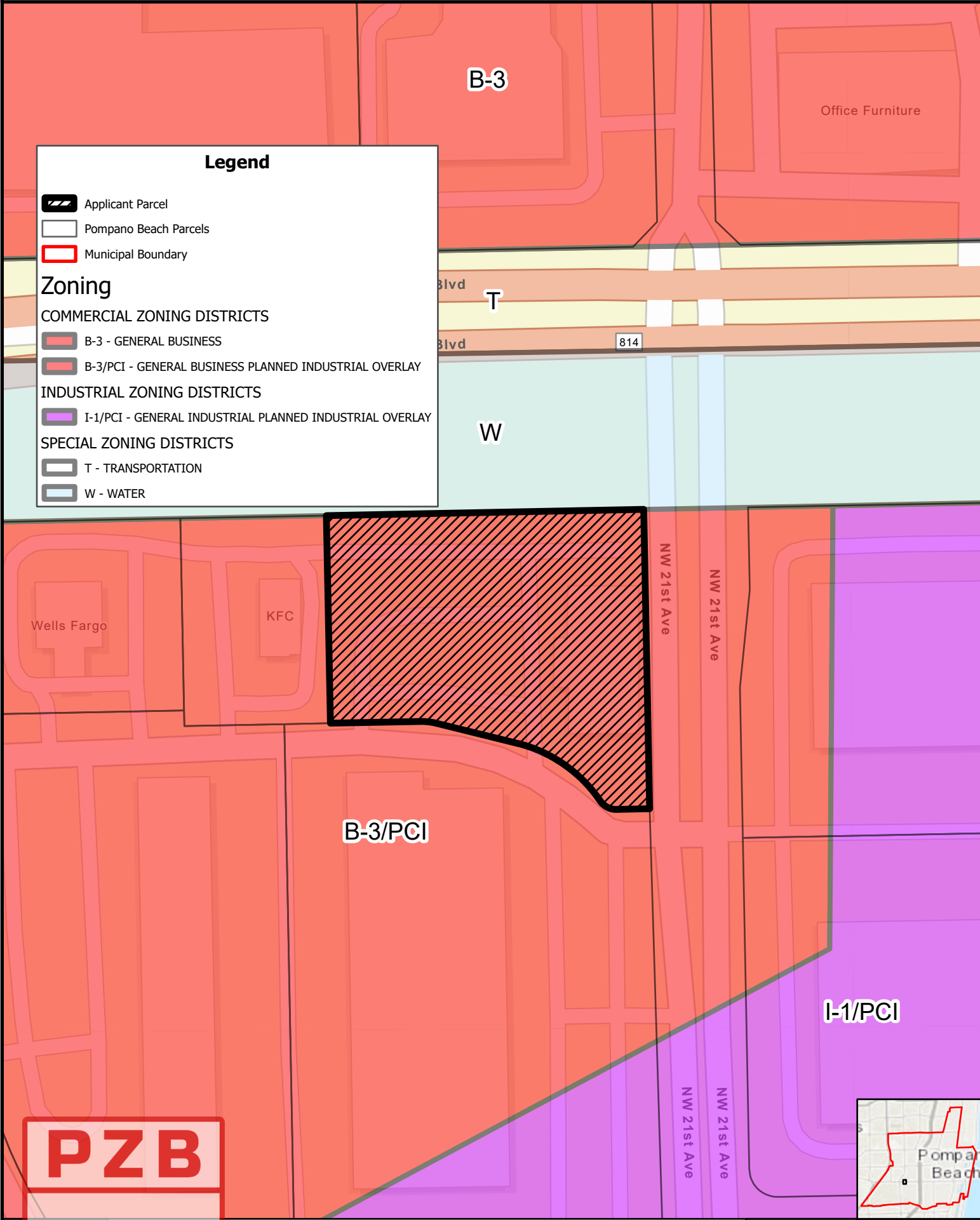
COMMERCIAL ZONING DISTRICTS

B-3 - GENERAL BUSINESSB-3/PCI - GENERAL BUSINESS PLANNED INDUSTRIAL OVERLAY

INDUSTRIAL ZONING DISTRICTS

I-1/PCI - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY

SPECIAL ZONING DISTRICTS

T - TRANSPORTATIONW - WATER

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