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November 3, 2020

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

Via Electronic Mail: [Michelle.Corretjer@copbfl.com](mailto:Michelle.Corretjer@copbfl.com)

RE: Minor Site Plan for The New Auto Toy Store (929 SW 8<sup>th</sup> Street, folios 494202030880 & 494202030870)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant JPM INVESTMENT CO LTD (The New Auto Toy Store) in pursuit of a Minor Site Plan for the above-referenced property. The property, owned by the applicant, is located at the northwest corner of SW 8<sup>th</sup> Street and I-95 in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the New Auto Toy Store operates a Used Automobile Sales with Indoor Display use. The New Auto Toy Store intends to a portion of the site to display high-end, luxury and exotic vehicles. The Auto Toy Store and New Auto Toy Store have been operating in Broward County for more than 20 years and had previously operated in Pompano Beach along US-1 (701 North Federal Highway).

The property had a variance granted in 1978 which provides the maximum amount of parking to be 3 vehicles. We understand this applies to the administration of the business but not to the display of vehicles. In 2015, the property owner submitted for site plan approval in order to make improvements to the property in response to a Special Exception approval for outdoor display (PZ#s 15-12000054 and 15-17000011). The site plan application was never completed and was inactivated. The property owner wishes to seek the Special Exception again and plants to make the improvements to the property prior to seeking the outdoor use approval.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Minor 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;

The subject property has an existing Used Automobile and Light Truck Sales with Indoor Display use. The proposed use and site improvements are in preparation for a Used Automobile and Light Truck Sales with Outdoor Display use. The property is located within I Industrial Land Use category. According to the City's Comprehensive Plan, Industrial land use "primarily provides for activities which are connected with the manufacturing, assembly, processing or storage of products and goods." Additionally, the Comprehensive Plan identifies "[h]eavy commercial uses including new and used automobile, truck,

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motorcycle, boat and trailer display, sales, and service...” as permitted uses. The existing and proposed uses are consistent with the I Industrial land use designation.

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

The existing Used Automobile and Light Truck Sales with Indoor Display use complies with the applicable district, use, and intensity and dimensional standards of the code. The purpose of the site plan approval being sought is for the proposed Used Automobile and Light Truck Sales with Outdoor Display use to comply with the applicable district, use, and intensity and dimensional standards of the code. As this property is existing and not being developed or redeveloped, the improvements proposed will be to the maximum extent possible due to any existing site limitations and building locations.

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 this property is existing and not being developed or redeveloped, the improvements proposed will be to the maximum extent possible due to any existing site limitations and building locations. Consistent with section 155.5801, the proposed improvements will provide additional green space that is lacking in the property. This will reduce the heat index and solar glare caused by a large expanse of pavement. Additionally, new landscaping and proper landscaped buffers will help aid a severe drainage issue on the subject property as well as screen the outdoor display of vehicles from other properties.

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

It is the intent of the property owner to comply with code to the maximum extent possible. This property is existing and not being developed or redeveloped, therefore, improvements proposed will be done to the best of the property owner’s ability as there are existing site nonconformities and nonconforming building setbacks.

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

There are no prior development orders or prior approved plans on record that apply. The only plan of record is the site plan that was recorded with the City at the time of the 1978 variance. This plan will change with the proposed layout as the property has been unified with the property to the west, and the outdoor display of vehicles requires different landscaping.

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

This property is existing and not being developed or redeveloped. Concurrency may not apply or is limited in application.

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 not located abutting a street that is identified on the Broward County Trafficways Plan. Additionally, since the properties have been unified access will be revised to enter at the middle of the parcel, rather than include the existing entrance into the easternmost portion of the parcel (Lot 8).

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

The subject property is not located in or near a Wellfield Protection Zone.

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 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 includes 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.

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

The subject property is not located in an area identified by the City's approved Transportation Corridor Study.

Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



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

Exhibit "A"



Folio Number: [494202030870](#)

Owner: JPM INVESTMENT CO LTD

Situs Address: 929 SW 8 ST POMPANO BEACH  
FL 33069

Legal: FAIRVIEW AMENDED PLAT 10-25  
B LOT 8 LESS POR DESC AS  
BEG AT SE COR OF LOT 8,N  
160.03 TO NE COR, W 5.77,S  
160.08,E 9.35 TO POB BLK 11

Folio Number: [494202030880](#)

Owner: JPM INVESTMENT CO LTD

Situs Address: 941 SW 8 ST POMPANO BEACH  
FL 330694501

Legal: FAIRVIEW AMENDED PLAT 10-25  
B LOTS 9 THRU 11, BLK 11