



August 26<sup>th</sup>, 2025

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

RE: Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios [484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY in pursuit of Site Plan approval at the above-referenced property. The subject property is 21,416 sq. ft. (0.49 acres), within the jurisdiction of the City of Pompano Beach. Currently, the property (5 separate tax folios) is vacant and the prospective owner intends to develop the property with a new 1,868 sq. ft. restaurant and related site and landscape modifications. The subject property is located within B-2 (Community Business) and RS-3 (Single Family Residential 3 Zoning), as well as within the C Commercial and L Low Land Use designation of the City's adopted Future Land Use Map. The residential zoning and land use portion of the property will only include a perimeter landscape strip.

The project is estimated to cost \$1-5 million with proposed construction start in 2026. The subject property is located west of Powerline Road, between NW 4<sup>th</sup> CT and NW 5<sup>th</sup> ST t (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;

*As previously mentioned, the subject property is located within C Commercial and L Low Land Use designation of the City's adopted Future Land Use Map. Also previously mentioned is that the residential land use portion of the property will only include a perimeter landscape strip. According to the City's adopted Comprehensive Plan, office and business uses are permitted in the C Commercial Land Use designation, of which a restaurant falls under.*

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

*The proposed project is a restaurant, wholly to be located within the B-2 zoning portion of the site. The proposed use is permitted in the B-2 district by right, in accordance with 155.4218.E. 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

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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 area, 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.*

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 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 Powerline Road, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan, Powerline Road "varies" between 144 feet and 164 feet. At this property, the width of Powerline Road is 130 feet. No dedications are anticipated for Atlantic Boulevard. For NW 4<sup>th</sup> CT and NW 5<sup>th</sup> ST, no dedications are anticipated as there is 25' to the centerline of both residential roadways. (Source: <https://www.broward.org/Planning/Pages/GIS.aspx>)*



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.*

(Source: <https://www.broward.org/Environment/Wellfield/Pages/Default.aspx>)

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. (Source: <https://www.broward.org/Planning/Pages/GIS.aspx>)*

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 your assistance in our Site Plan application as justified above.

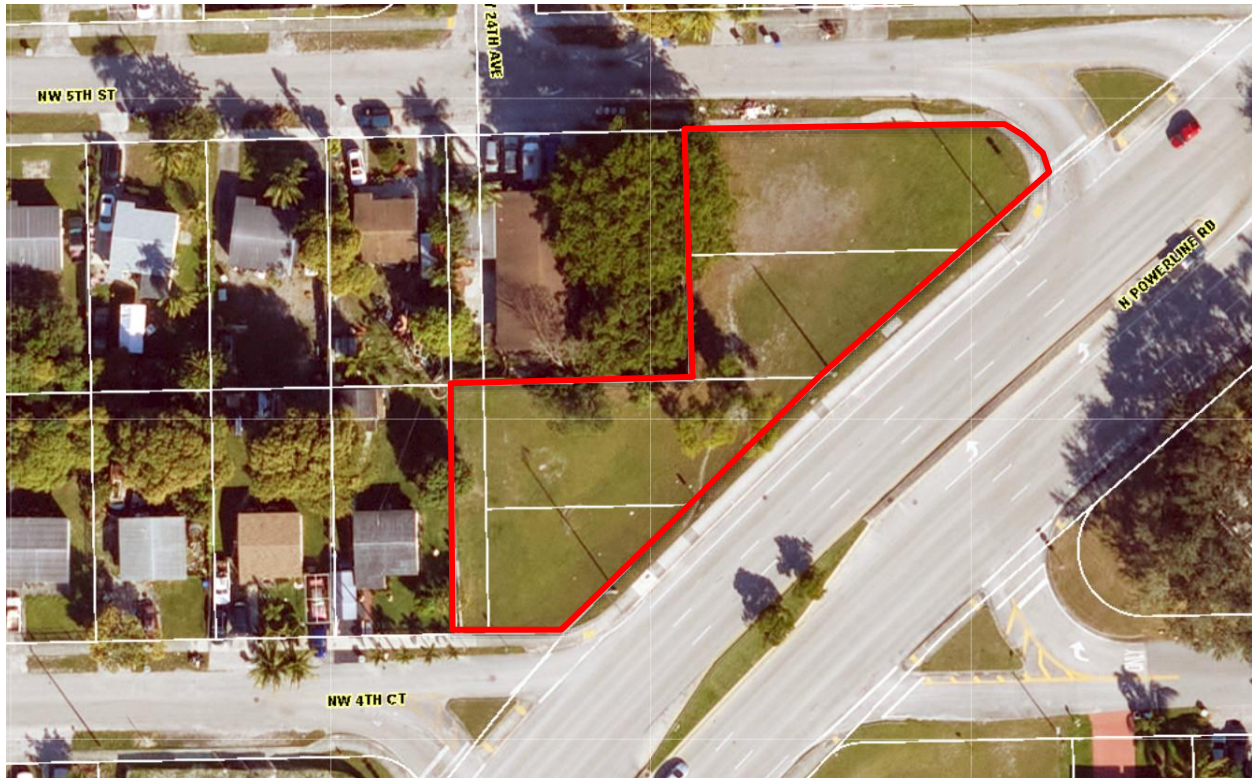
Please do not hesitate to contact me with any questions.



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



## Exhibit "A"



Parcel Id: [484233020220](#); [484233020230](#);  
[484233020550](#); [484233020560](#);  
[484233040770](#)  
Owner: POMPANO BEACH  
COMMUNITY  
REDEVELOPMENT AGENCY  
Situs N POWERLINE RD POMPANO  
Address: BEACH FL 33069

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