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June 27, 2023

City of Pompano Beach – Planning & Zoning
400 NW 73rd Avenue
Plantation, FL 33317

RE: Chevron #010 - Letter Of Intent
301 Pompano Pkwy, Pompano Beach, FL
MDM 21119 (SGD)

To Whom it may concern:

The applicant, Sunshine Gasoline Distributor's, LLC, is the owner of the Chevron station located at 301 Pompano Pkwy, Pompano Beach, Florida. The station is operated by Sunshine Gasoline Distributor's, LLC (SGD). SGD owns and operates gas stations and convenience stores throughout the State of Florida.

The station that is subject to these applications is located on the southwest corner of North Course Drive and Pompano Pkwy (State Rd. #845). Currently, it is a Chevron station and has the appearance of a very old-fashioned, traditional-looking service station. Currently, there are six pumps with eight vehicle fueling positions, and a small convenience store.

The applicant is seeking to totally demolish the existing structure and to rebuild a modern gas station with a more functional convenience store. Chevron is anticipated to remain the gas station operator, and SGD the convenience store operator. The site is being reconfigured for safety and circulation. The number of gas pumps is being increased from four to eight with sixteen fueling positions. The convenience store will be increased from approximately 390 sq. ft. to 1,890 sq. ft.

The proposal does not contemplate having a kitchen or the preparation of food items for sale. No automobile service would be provided and. There are no plans to include a car wash or similar facility.

The subject property is zoned B-3 Pompano Beach General Business District and in addition, the applicant is providing a full Site Plan for the rebuild of the site. A gas station with an accessory convenience store use in this zoning district is considered a conditional use, which requires the filing of this application. Even though the gas station use currently exists, the

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demolition of the structure and the rebuild of the new facility requires the filing of a conditional use application.

The applicant proposes that the gas station and convenience would be open 24 hours a day, seven days a week, and would be staffed at all times by one or more employees. The convenience store will remain open and there will not be a so-called "cashier's cage". The applicant has designed the facility in such a fashion as to allow for large windows for police and the public to be able to observe the interior at all times. Low landscape planting will not obstruct this view. The facility and the canopy will be well lit and there will be video cameras in operation both inside and outside at all times.

The applicant obviously would have a minimum of one employee on-site at any time, and at certain times would have multiple employees during busier hours of operation. In addition, the building will be fully equipped with a fire sprinkler system due to the tightness of the site.

Currently the station does a good business even though it is antiquated and has a very small convenience store operation. SGD believes it is well worth the investment to raze and rebuild the site into a modern gas station and convenience store. The owner has found that many customers prefer a small station and store such as this to the mega stations. University Drive is a heavily traveled corridor and a gas station of this nature captures drive-by traffic, rather than being a destination in an of itself.

The proposed demolition and rebuild of the site shall also involve the removal and replacement of the underground fuel tanks. Further, the applicant will comply with all requirements of the Gateway design criteria.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daimian Leslie', with a long horizontal flourish extending to the right.

Daimian Leslie, PE
MDM Services, Inc.

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