

September 29, 2020

Community Development Department  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: RACEWAY – W ATLANTIC BLVD**  
**Northeast corner of NW 30<sup>th</sup> Ave. & West Atlantic Blvd**  
**Folio# 4842 33 45 0010**

To whom it may concern:

Thomas Engineering Group, on behalf of RaceTrac Petroleum, is pleased to submit this letter of intent for the development of this project. This application is for the proposed fuel station and convenience store, located at 2851 W Atlantic Blvd, Pompano Beach, Florida. The property can be identified by Parcel "A" of the Engstrom Plat, found in plat book 152, page 45. More specific information regarding its description can be identified in the survey provided. The entire property is encompassed in approximately 1.20 acres as described in the survey.

The attached site plan modification application is submitted for the development of this project and shall include the construction of a 3,680 square foot convenience store, fuel station, fuel canopy and associated parking. The previous approved site plan was for a larger footprint building and was designed and approved under the previous code requirements. This previous building was a RaceTrac prototype as the time of the application, but the project did not move forward with construction as the site was restricting certain corporate standards from being implemented as typical RaceTrac Gas Stations are proposed in larger lots. This application is for a RaceWay which is smaller store yet provides similar offerings to RaceTrac. The project is designed to complement the surrounding structures and improve the aesthetic qualities of the neighborhood. The project will provide improvements through landscaping along the perimeter wall to further enhance the existing buffer between the project and the adjacent residential community.

The site plan enclosed has been developed in accordance with the City of Pompano Beach codes. Should you have any questions, please do not hesitate to contact us with any questions.

Sincerely,



Kevin Betancourt, PE  
Project Manager

**THOMAS ENGINEERING GROUP, LLC**

**DRC**

**DRC**