



City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Development Review (Check all that apply)

Site Plan		Building Design	
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input checked="" type="checkbox"/> Not Applicable
Street Address: 1001 & 1021 NW 12 TER, Pompano Beach, FL 33069		Folio Number: 484234000180	Zoning District: I-1
Subdivision: Budget Plat - Section 34, Township 48, Range 42		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan): n/a			

Site Data		
Project Name: First Industrial Storage Yard		
Acres*: 9.8	Number of units (Residential): 0	Total square feet of the building* (Non-Residential): 0

*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): KEITH	Business Name (if applicable): FR NW 12 TERRACE LLC
Print Name and Title: Michael Amodio, AICP	Print Name and Title: Chris Willson
Signature: 	Signature:
Date: 11/30/2020	Date: 11/13/20
Street Address: 301 E Atlantic Avenue	Street Address: 1209 Orange Street
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Wilmington DE 19801
Phone Number: 9547883400	Phone Number: 312-344-4347
Email: MAmodio@keithteam.com	Email: CWillson@firstindustrial.com
Site Plan agent (if different): MAmodio@keithteam.com	



PZ20-12000048
3/17/2021

PZ20-12000048
2/3/2021



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Development Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: FR NW 12 TERRACE LLC
(Print or Type)

Address: 1209 Orange Street
Wilmington DE 19801
(Zip Code)

Phone: 312-344-4347

Email address: CWillson@firstindustrial.com

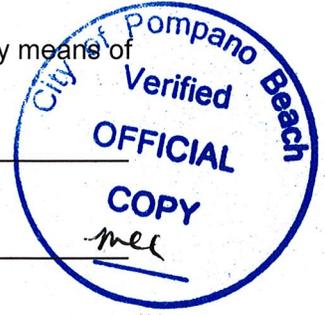
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13th day of November, 2020 by means of
[] physical presence or [] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

[] Personally know to me, or
[] Produced identification:
(Type of Identification Produced)





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Development Application

Acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity

I Chris Willson am the Site Regional Director of the proposed application for
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature: [Handwritten Signature]
Date: 11/13/20



DRC
PZ20-12000048
3/17/2021

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2/3/2021



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Subdivision: Budget Plat - Section 34, Township 48, Range 42		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan): n/a			

Site Data		
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*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): KEITH	Business Name (if applicable): First Industrial Realty Trust, Inc.
Print Name and Title: Michael Amodio, AICP	Print Name and Title: Chris Willson
Signature: 	Signature:
Date: 11/30/2020	Date: 11/13/20
Street Address: 301 E Atlantic Avenue	Street Address: 1 North Wacker (Suite 4200)
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Chicago, IL 60606
Phone Number: 9547883400	Phone Number: 312-344-4347
Email: MAmodio@keithteam.com	Email: CWillson@firstindustrial.com
Site Plan agent (if different): MAmodio@keithteam.com	



DRC
 Modified: 3.24.2020
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Development Application

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Owner's Name: First Industrial Realty Trust, Inc.
(Print or Type)

Address: 1 North Wacker (Suite 4200)
Chicago, IL 60606
(Zip Code)

Phone: 312-344-4347

Email address: CWillson@firstindustrial.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13th day of November, 2020 by means of physical presence or online notarization.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally know to me, or Produced identification: _____
(Type of Identification Produced)



DRC

DRC

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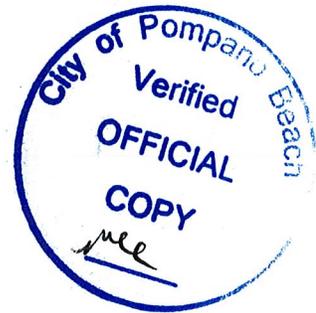
Development Application

Acknowledgement receipt of the Florida
NPDES Stormwater Permitting Program
for Construction Activity

I Chris Willson am the SR Regional Mgr of the proposed application for
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature: 
Date: 11/13/20



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3/17/2021

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2/3/2021

**WRITTEN CONSENT OF THE
SOLE GENERAL PARTNER OF
FIRST INDUSTRIAL, L.P.**

The undersigned, First Industrial Realty Trust, Inc., a Maryland corporation (the "Corporation"), being the sole general partner (the "General Partner"), of First Industrial, L.P., a Delaware limited partnership (the "Partnership"), does hereby consent to and adopt the following recitals and resolutions:

AUTHORIZED SIGNATORIES

WHEREAS, the partnership is the sole member of both FR NW 12 Terrace, LLC, a Delaware limited liability company ("FR Terrace") and FR 1200 NW Street, LLC, a Delaware limited liability company ("FR NW").

RESOLVED, that each of David Harker, Chris Willson, and Mary Covaci is hereby designated (on an individual basis) as an authorized signatory of the Corporation, in its capacity as the General Partner of the Partnership, for the purposes of executing, on behalf of, and at the direction of the Partnership, any and all documentation that the Partnership deems necessary or advisable in connection with FR Terrace's development of certain real property located at 1001 and 1021 NW 12th Terrace, Pompano Beach, Florida, and FR NW's development of certain real property at 1200 NW Street, Pompano Beach, Florida (including, but not limited to any documentation required by governmental authorities having jurisdiction over the subject properties).

IN WITNESS WHEREOF, the undersigned General Partner has caused this Written Consent to be executed as of the date first written above.

First Industrial Realty Trust, Inc., a Maryland corporation and sole general partner

By: 

Name: Peter E. Baccile

Title: President & Chief Executive Officer



DRC

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3/17/2021**

DRC

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2/3/2021**

WRITTEN CONSENT OF THE SOLE MEMBER OF
FR NW 12 TERRACE, LLC

The undersigned, First Industrial, L.P. ("FILP"), being the sole member (the "Sole Member"), of FR NW 12 Terrace, LLC, a Delaware limited liability company ("FR Terrace"), does hereby consent to and adopt the following recitals and resolutions:

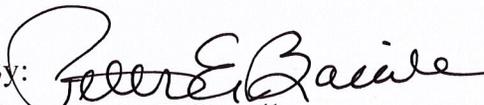
AUTHORIZED SIGNATORIES

RESOLVED, that each of David Harker, Chris Willson, and Mary Covaci is hereby designated (on an individual basis) as an authorized signatory of FILP, for the purposes of executing, on behalf of, and at the direction of FILP, any and all documentation that FILP deems necessary or advisable in connection with the development of certain real property located at 1001 and 1021 NW 12th Terrace, Pompano Beach, Florida (including, but not limited to any documentation required by governmental authorities having jurisdiction over the subject property).

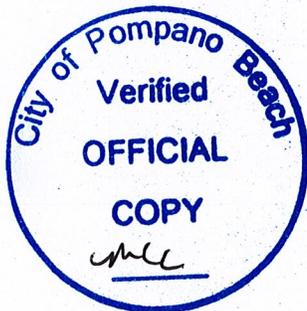
IN WITNESS WHEREOF, the undersigned Sole Member has caused this Written Consent to be executed as of the date first written above.

First Industrial, L.P., a Delaware limited partnership,
its sole member

By: First Industrial Realty Trust, Inc., a Maryland
corporation and its sole general partner

By: 
Name: Peter E. Baccile

Title: President & Chief Executive Officer



DRC

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3/17/2021

DRC

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2/3/2021