

April 13, 2023

City of Pompano Beach  
Planning & Zoning  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**Re: Project Narrative  
BLP Pompano Beach  
290 SW 14<sup>th</sup> Avenue, Pompano Beach, FL 33069  
Langan Project No.: 330119501**

Dear City of Pompano Beach:

**Project Description:**

The project is located on the east side of the existing warehouse building located at 290 SW 14<sup>th</sup> Avenue at the northwest corner of the intersection of SW 13<sup>th</sup> Avenue and SW 3<sup>rd</sup> Street (Race Track Road). The subject site comprises 1.13-acres out of the total site area of 2.17-acres, consisting of 4 parcels identified as parcel numbers: 4942-03-00-0038 (Parcel 1 & 2), 4942-03-00-0036 (Parcel 3), 4942-03-00-0043 (Parcel 4). The property is zoned I-1 (General Industrial) per the City of Pompano Beach Zoning Code.

Presently, the property consists of an existing industrial warehouse distribution building with a private parking lot on the west side and public parking on the south side, with the east side consisting of a mostly vacant lot being the subject site. The subject site consists of only 1 concrete truck ramp into the east side of the existing building, 2 concrete strips near the building, and the remaining area pervious grassed area with a perimeter 6' high black metal (aluminum) fence to remain. The concrete ramp will be retained and the proposed improvements will consist of a paved truck court and trailer parking lot totaling 0.64 acres to provide access to the two (2) existing loading docks at the east side of the existing warehouse from SW 13<sup>th</sup> Avenue. The stormwater generated from the increase in impervious area will be retained in 3 dry retention areas with approximately 400 linear feet of exfiltration trench provided within the parking area.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Noah Martin, E.I.T.  
Senior Staff Engineer

CC: Michael Carr, P.E.

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