

PZ22-12000052

06/07/2023

January 24, 2022

City of Pompano Beach  
Planning & Zoning Division  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

RE: First Andrews Logistic Center  
1801 N. Andrews Avenue  
4842 21 10 0160  
Major Site Plan Review

Dear City of Pompano Beach,

This project is located at 1801 N. Andrews Avenue in the Addition to Copans Industrial Complex No. 1 plat (111/12) as portion of Parcel D. The parcel is 8.36 acres with the main frontage on N. Andrews and secondary frontage on NW 18 Street. The site folio number is 4842 27 26 0044. The site is developed with a 114,340 square feet industrial building according to the Property Appraiser. There is currently a vacant portion of the site on the north. The site is zoned I-1 and there is no need to rezone the site. The intent is to demolish the existing building and construct a one story industrial building of 123,972 square feet. The proposed use will be industrial catering to warehouse and distribution tenants. There are existing landscape buffers on the site which will be preserved. The main entrance is on N. Andrews at the median opening which will remain in addition to the 18<sup>th</sup> Street entrance. A new opening on the north end of N. Andrews Avenue is proposed as right-in only to provide additional truck entrance. All loading docks will be located in the rear not visible from the street. All services are available to the site.

Sincerely,

James Kahn  
Digitally signed by James Kahn  
DN: cn=US, email=jkahn@keithteam.co, o=KEITH, cn=James Kahn  
Date: 2023.01.23 08:53:06-05'00'

James Kahn, AICP

Attachments

CC: Mark Pierski  
Chris Wilson  
Mike Vander Meulen

[www.KEITHteam.com](http://www.KEITHteam.com)

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