



December 24, 2020

First Industrial Storage Yard Minor Site Plan - Project Narrative

FR NW 12 Terrace, LLC and First Industrial Realty Trust, is requesting Minor Site Plan Approval for the First Industrial Storage Project located at 1001 NW 12th Terrace. First Industrial Realty Trust is a leading provider of industrial and logistical properties in the United States. First Industrial Realty Trust purchased the 9.96 acre subject property as well as another 8.16 acre parcel directly north of the subject site in August of 2019. The parcel id number of the subject site is 484234000180. The site is bound by Interstate 95 to the east, the FEC Railroad to the west, existing Industrial property to the north, and existing industrial property to the south.

The project site has a land use designation of Industrial and a zoning designation of General Industrial (I-1) and is located in Pompano Beach's prominent industrial district. The site is centrally located in the industrially zoned area which runs the entire length of the west side of Interstate-95 from McNab Road to Sample Road. The proposed expansion of outdoor storage is compatible with the general character of neighboring lands. The character in the area includes heavy truck traffic from nearby warehouses and storage yards for various businesses.

The proposed development seeks to expand its outdoor storage area by 56,214 SF (63%). A special exception to allow outdoor storage as a principal use has been approved under application number PZ20-17000008.

The existing site features two existing buildings with roofed storage areas, asphalt and concrete storage areas, (7) existing parking spaces, and existing perimeter vegetation. The proposed application will add additional paved outdoor storage areas, a fire access road, and (29) additional parking spaces.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach Code Section 155.2407.E. The Design Team believes they have provided competent substantial evidence for the City to support the development as proposed.

Is consistent with the land use designation in the comprehensive plan. The design team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

- **Policy 01.03.13** Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.
- **Objective Urban Infill Criteria 01.12.00** Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase

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housing opportunities and maximize the use of existing public facilities and services.

- **Policy 01.16.01** The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Description of Industrial Use in the Comprehensive Plan

Industrial land use primarily provides for activities which are connected with the manufacturing, assembly, processing or storage of products and goods. Major industrial uses are located in the northwest and southwest portions of the City. The 2005 Existing Land Use Study found approximately 1,823 acres or 11.5% of the City in active industrial use with about 3.8% of the City (or 604 acres) of industrial land set aside for future use.

Complies with the applicable district, use, and intensity and dimensional standards of this Code ([Articles 3, 4, and 5](#)); . The applicant believes the proposed site plan meets or exceeds all code requirements found in Articles 3, 4 and 5.

- **Article 3: District**

The applicant proposes outdoor storage as a principal use within a General Industrial (I-1) zoning district. A special exception approval has been granted per Application PZ20-17000008. The proposed project complies with the dimensional and intensity standards outlined in 155.3402.

- **Article 4: Use**

The applicant proposes outdoor storage as a principal use within a General Industrial (I-1) zoning district. The proposed project complies with the permitted use standards outlined in 155.4228.C. The facility will primarily engage in the distribution and/or storage of manufactured products, supplies, and equipment involving heavy truck and/or freight rail traffic.

- **Article 5: Development Standards**

The proposed development is in compliance with development standards outlined in Article 5 by providing adequate vehicle access via two driveway entrances, fire access road, and vehicle circulation. The minimum amount of parking is met, appropriate landscape buffering is utilized, and adequate pervious area is proposed. Industrial design standards are not applicable as there are no buildings proposed with this application.

While not required to comply with the Sustainable Development Standards in [Part 8, Sustainable Development Standards](#), of [Article 5, Development Standards](#), applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in [Section 155.5801, Purpose](#); The proposed project intends to use sustainable development practices as much as possible in the construction of the project. The existing site features multiple concrete areas (rather than pavement) and paver sidewalk areas.

Compliance with other applicable Code standards. The Design Team believes the proposed project complies with all other applicable standards in the Pompano Beach Zoning Code.

Compliance with prior Development Orders. It is anticipated that all new development orders issued for the new project will supersede all previous development orders.

Is Issued a Concurrency Certificate. The applicant anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the minor site plan approval.

Compliance with Broward County Trafficways. The proposed project is located at the end of a City owned road and is not adjacent to any County owned right of way. It is not anticipated that the existing FDOT owned ROW along the east property line of the site will require any additional ROW dedication.

Complies with Wellfield Protection Ordinance. The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

Complies with CPTED. As part of the Minor Site Plan application, the Design Team has developed a separate CPTED security plan and CPTED security narrative which address all of the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

Complies with adopted Fire Codes and Standards per City Code Section 95.02.

The proposed project aims to adhere to all applicable Fire Codes and standards. The proposed improvements include adding a looped fire access road through the property, as well as 10' clear access fire paths between the various storage areas.

Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed project does not anticipate any adverse impacts to environmentally sensitive lands. The project site is not identified as an environmentally sensitive land on any of the available maps within the Broward County interactive map series.

Complies with Corridor Study. The proposed project is not within a designated corridor study area.

The Design Team looks forward to discussing and presenting this project with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

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Planner / KEITH

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