

January 17, 2024  
City of Pompano Beach  
Planning and Zoning  
100 W Atlantic Blvd,  
Pompano Beach, FL 33060

**Project Name:** Northwest 33rd Street – Pompano Beach

## PROJECT NARRATIVE

On behalf of the Property Owner, 33 Northwest 33rd St Industrial, LLC Criterion Group, Bohler Engineering has prepared and hereby respectfully submits the enclosed documents for a Major Site Plan Review. The 10.36-acre subject property, Parcel ID No. 4842-21-07-0070, is currently being used as an asphalt paved surface parking lot with 818 parking spaces. The applicant is proposing to construct a 45,584 SF one story warehouse building and a 4,580 SF two story office building with a total of 9,160 SF that also includes supporting parking and landscaping features. The site is currently zoned I-1 (General Industrial) with a Future Land Use of I (Industrial) which is consistent with the development of "Outdoor Storage" as the principal use with "Office" as the accessory use. The property is located in a corner plot, the front of the project is located along Northwest 27th Avenue while Northwest 33rd Street is considered to be part of the side of property. The site currently has two access points: one on Northwest 27th Avenue, a right-in/right-out access point, and one on Northwest 33rd Street which is a full access point. In addition, there is an existing telecommunication facility, leased parcel occupied by BellSouth Mobility Inc., located on the west portion of the site which is to remain as is. The proposed development will not affect the existing telecommunication facility.

Should you have any questions or would like to discuss the project at any time, please contact me at (561) 571-0280.

Sincerely,

**BOHLER ENGINEERING FL, LLC**



Merouane El Kaoussi, P.E.  
Associate, Branch Manager



Stephen Cooper  
Assistant Project Manager