

Site Plan Narrative

1001-1041 NW 12th Terrace- First Industrial

K#10607.14

On behalf of the property owner (FR NW 12 Terrace, LLC) and developer (First Industrial Realty Trust), KEITH along with the design team, is pleased to submit our application for a Major Site Plan Application for building design approval.

Project Background:

The project site consists of 19.38 acres and is located at 1000-1041 NW 12th Terrace, Pompano Beach FL 33069. Identified by folio number 484234490020. The site is currently zoned General Industrial (I-1) with an underlying Future Land Use designation of Industrial (I). The property lies within the boundaries of the City's Community Redevelopment Area (CRA) and is presently developed with industrial/warehouse facilities.

In 2021, the development team successfully platted the site as First 95 Distribution Center Phase II, recorded in Plat Book 183, Page 474, as Parcel "B."

Proposed Development:

The proposed project involves the demolition of the existing industrial warehouse structures to allow for a new industrial development totaling approximately 315,340 square feet. The development will consist of two industrial buildings designed to accommodate truck loading and parking:

- Building A: ±137,534 SF
- Building B: ±177,806 SF

Both buildings will feature rear-loading bays and will be oriented inward, minimizing visibility from adjacent roadways to enhance the site's visual integration with the surrounding area.

Site access will be reconfigured to improve circulation and efficiency. The existing access road on the west side of the property will be removed. Primary access will be provided via two ingress/egress points along NW 12th Avenue and NW 12th Court on the southern boundary of the site.

Per the recorded plat, the northwest corner of the site is designated for drainage use only and will remain undeveloped in accordance with this restriction.

Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec. 155.2407.E

1. Consistent with the land use designation in the comprehensive plan.

The Land Use Designation for this site is Industrial. The proposed development is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies.

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policy 01.14.01 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 manmade resources.

Policy 01.14.07 All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

Policy 01.15.12 The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The applicant has assembled a design team which is familiar with the City of Pompano Beach Zoning Code. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.

3. Complies with the applicable development standards of this Code (Article 5). 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 site plan follows all other applicable development standards of the Code, including parking, loading, access, circulation, landscape, lighting, and sustainability requirements.

4. Complies with all other applicable standards in this Code;

The applicant believes the proposed site plan follows all applicable standards of the Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

There are no other prior development orders applicable to this site.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

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The project will be designed to provide safe, adequate, paved vehicular access to NW 12TH Ave and NW 12th Terrace.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

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

The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.

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

The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The proposed project is not located within an approved Transportation Corridor Study.

The design team looks forward to working with the City of Pompano Beach for this site plan application. If you have any questions, please contact me. 954-751-1905,



Joselyn Aldas
Planner / KEITH

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