

July 12, 2023
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 44,707 SF one story warehouse building and a 6,726 SF two story office building with a total of 13,452 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 "Warehouse, Distribution or Storage" as the principal 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.

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

Christopher Lall, P.E.
Project Manager