



David Recor, Director  
City of Pompano Beach  
Planning and Zoning Department  
100 W Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: 951 S. Andrews Ave Plat  
KEITH # 15427.00**

Dear Mr. Recor,

On behalf of 951 SW 12<sup>TH</sup> LLC (Owners), the KEITH Team is pleased to submit this Plat application for the property located at 951 SW 12<sup>th</sup> Ave, Pompano Beach FL 33069 (Folios: 494202000751, 494202000754) The site is 304,869 square feet or 6.999 acres. The proposed Plat is located within the City of Pompano Beach, Broward County. The property has a Future Land Use designation of Industrial (I) and a zoning of General Industrial (I-1) and consists of approximately 7 acres.

In 2021, the site received approval for a Minor Site Plan Amendment (PZ21-12000021) and a Special Exception (PZ24-02000182). It currently contains an existing one-story, 8,000-square-foot warehouse building constructed in the early 1960s, with on-site vehicular storage. Now, the property owner is proposing to develop two new free-standing warehouse buildings. Each structure will be one story, comprising approximately 7,000 square feet of warehouse space and 2,000 square feet of accessory office space. A Major Site Plan (PZ25-12000039) application has been submitted and is being processed concurrently with this Plat application.

The Plat note will be restricted to:

**THIS PLAT IS RESTRICTED TO 25,000 SQUARE FEET OF INDUSTRIAL WAREHOUSE AND 2,000 SQUARE FEET OF OFFICE.**

The proposed Plat complies with all the applicable standards set forth in Section 155.2410.D, Plat Review Standards, of the City of Pompano Beach Zoning Code. On the following pages please find a point-by-point response to Plat Review Standards of Section 155.2410.D.

Review Standards of Section 155.2410.D

1. The development complies with the applicable standards in [Part 7](#) (Lots) of [Article 5](#): Development Standards;

**Response: The applicant believes that the proposed Plat is in compliance with all other applicable standards in [Part 7](#) (Lots) of [Article 5](#).**

2. The development complies with all other applicable standards in this Code

**Response: The applicant believes the proposed Plat is in compliance with all other applicable standards in the Pompano Beach Zoning Code.**

3. The development complies with all requirements or conditions of any applicable development orders (e.g. Planned Development)

**Response: This Plat will comply with all the requirements of future development orders and conditions from the Special Exception development order (PZ21-17000006).**

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

4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement

**Response: The proposed Plat will comply with any requirements set forth by the Broward County Trafficways.**

5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and

**Response: The proposed plat is not located within a Broward County Wellfield Protection zone.**

6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities shall be placed underground.

**Response: No additional utility easements are being proposed or required by this Plat.**

The KEITH team looks forward to working with the City of Pompano Beach on the 951 S. Andrews Plat.

Respectfully submitted,



Joselyn Aldas  
Planner/KEITH