

**Project Narrative**  
**Cheney Brothers Pompano Processing Facility - 2001 N. Andrews**  
**Major Site Plan Review DRC Submittal**  
**City of Pompano Beach**  
**PZ22-12000051 | MSP-2024-9**  
**Pre-app Submittal: August 21<sup>st</sup>, 2023**  
**DRC Submittal: February 28<sup>th</sup>, 2024**

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**Introduction**

The Applicant, GWB LLC ("Applicant"), seeks approval for a major site plan amendment for the development of a new industrial building and the establishment of a meat/fish processing center located at 2001 N. Andrews ("project"). The project proposes a 58,361 square-foot processing facility, including 11,876 square of mezzanine spaces for office and storage use. The 3.37-acre subject site (PCN: 48-42-27-26-00-40, 48-42-27-26-00-41 & 48-42-27-26-00-61) is located at 2001 N. Andrews Road, west of I-95, south of W. Copans Road. The Property location is identified on the aerial in Exhibit A below.

**Exhibit A**

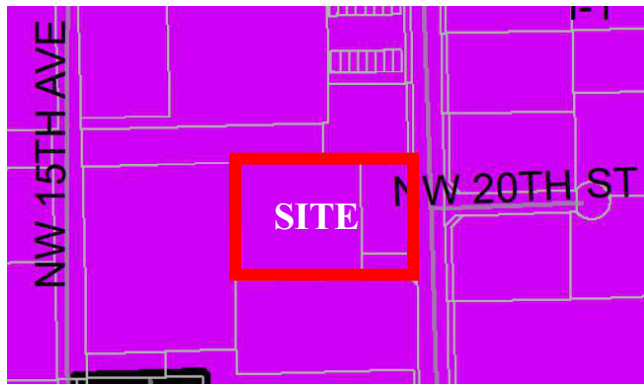


The Property has an Industrial Future Land Use designation, with a zoning classification of General Industrial (I-1). The Property is planned and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development.

Below is a breakdown of surrounding land and uses:

	Current Future Land Use	Current Zoning	Existing Uses
<b>Site</b>	<b>I - Industrial</b>	<b>I-1</b>	<b>Industrial</b>
<b>North</b>	I - Industrial	I-1	Industrial
<b>South</b>	I - Industrial	I-1	Industrial
<b>East</b>	I - Industrial	I-1	Industrial
<b>West</b>	I - Industrial	I-1	Industrial

Zoning



Land Use



### Project Proposal

The existing 10,359 square-foot building was previously occupied by Ion Electric, LLC. and is proposed to be demolished as part of this development. The new food processing and warehousing center will feature the following improvements:

1. Demolition of the existing 10,214 sq.-ft. structure
2. Construction of a new 58,361 sq.-ft. building to be used for the processing and treatment of beef and fish products for distribution. No slaughtering will be taking place on site
  - a. After discussion with city planning and engineering staff, the city has confirmed that the utility easement running along the north side of the property can be reduced by 15', from 30' to 15', in order accommodate the permitted building footprint and full use of the applicant's property. An application was submitted in January 2024 to initiate this process and is being processed under application no. EMTV-2024-1.
3. The addition of 30 parking spaces, in addition to the 50 that are currently on site, for a total of 80 parking spaces
4. Twenty (20) bicycle parking spaces will be added to the site
5. Landscaping improvements, including the addition of 119 trees; and additional 29 will be preserved on site (27 to remain and 2 to be relocated) for a total of 148 trees on site.

This submittal is intended to satisfy the pre-application requirements set forth in the City of Pompano Beach development