

Project Narrative

GWB, LLC A Cheney Company- 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 21st, 2023
DRC Submittal: February 28th, 2024
Resubmittal no. 1: April 15, 2024

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 71,873 square-foot processing facility, including 13,216 square feet of mezzanine space 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

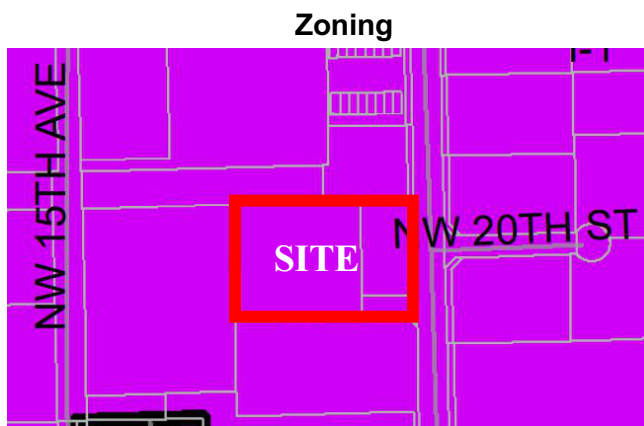


The Property has an Industrial Future Land Use designation, with a zoning classification of General Industrial (I-1). The Property is planned and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development.

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Below is a breakdown of surrounding land and uses:

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



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 71,873 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 Major Site Plan application requirements set forth in the City of Pompano Beach development

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