

01/30/2023

To:

City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060

Regarding:

Power Petroleum HQ
201 SW 12th Ave
Project Narrative

The proposed project is located at property ID number 494202000110. The property is currently vacant, and it lies within in an I-1 (General Industrial) zoning district.

The lot is to be developed into a 3-story, office/warehouse building. The ground floor will house the warehouse, office lobby, and a service area for garbage and maintenance purposes. The second and third floors contain offices throughout.

The scope, beyond the proposed building, includes new site design, landscaping, dumpster enclosure, site lighting, and right of way improvements.

We wish to seek a reduction in the Landscaping between vehicular use areas at the southern portion of the building (warehouse area) pursuant to clause 155.5203.D.5c. One segment at this area requires 23' of landscaping per the code, the other 15.5'. We are providing 13' exceeding the 50% threshold for this modification, and we are providing over double the required landscaping. The building has also been sited closer towards the street in accordance with design recommendations. Thus, there is no vehicular use area at the front of the property facing the right of way.

Sincerely,

Daniel Alonso, RA
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