



1120 Southwest 19th Avenue, Fort Lauderdale, Florida 33312 Telephone: (954) 522-7085 Email: g_mire@bellsouth.net

May 29, 2021

Department of Development Services
City of Pompano Beach
100 Atlantic Boulevard
Pompano Beach, Florida 33060
(954) 786-4679

RE: ENCO PLAT
CITY PROJECT NO: PZ21-14000017

Dear Gentlemen:

This 1.135 acre property is located in the Pompano Beach Farmer's Market area along the east side of the CSX Railroad and north of Atlantic Boulevard. The Broward County Planning Council has determined that the property will need to be platted. This is the last parcel along the railroad that does not have a building. Access to the property is provided by a non-exclusive access easement with the railroad.

The owner would like to construct a ten bay warehouse (14,750 SF) with attached office space (1,138 SF) and storage yard (5,560 SF). They have started the site plat approval process. The building will run parallel to NW. 13th Avenue (unimproved), with 24 parking spaces along the street side. Three parking spaces will be located behind the office space in the storage yard.

We will be restricting the plat to 15,000SF warehouse, 1,500SF office and 6,000SF storage until the site plan has been approved (the county has a process for releasing unused square feet then the building is completed).

No public water or sanitary is available, well and septic tank will be utilized.

Sincerely,
Team Surveying Solutions

Gregory Mire

Digitally signed by Gregory Mire
DN: CN=Gregory Mire, C=US, OU=LS-4437, O=Team
Surveying Solutions,
E=g_mire@teamsurveyingsolutions.com
Reason: I am the author of this document
Location:
Date: 2021-05-30 12:11:41

Gregory Mire, P.S.M., C.F.M.

GM/gm

DRC

DREAM BIG WORK HARD GET IT DONE PLAY FAIR HAVE FUN MAKE A DIFFERENCE

PZ21-14000017

7/7/2021