



February 13, 2020

Maggie Barszewski
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

KEITH Project No. 10607.M3

**First 95 Distribution Center, Phase II
Plat Narrative**

On behalf of FR NW 12 Terrace LLC (Owner), the KEITH Team is pleased to submit this application for plat approval to the City of Pompano Beach. First 95 Distribution Center, Phase II is a 19.374 combined net acre parcel located at 1001 & 1021 NW 12th Terrace. The site is bounded by FEC railway to the North; I-95 to the East; NW 10th Street to the South; and FEC railway to the West. The existing site contains four parcels under common ownership with three existing buildings totaling 37,486 square feet of industrial use. All parcels of the project site have a land use designation of Industrial and a zoning designation of General Industrial (I-1). The parcels include the following folio numbers:

- 484234000180
- 484234340040
- 484234340030
- 484234340050

The proposed project includes demolition of the existing buildings to construct two large warehouse buildings not to exceed 500,000 square feet, surface parking spaces, and internal loading/truck circulation operations between the two proposed buildings. The property will be platted as one development parcel.

The applicant believes the plat meets or exceeds all applicable standards in Article 5, Part 7 of the Pompano Beach Zoning Code. The proposed development will be reviewed separately as a Major Site Plan and Major Building Design. The project site is not located within a wellfield protection area. The applicant has also contacted all City and franchised utility companies in regard to available services. All companies have provided service availability letters which are included as part of this application.

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954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
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Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
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Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir
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FL 34952
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Orange County
2941 E. Livingston St
Orlando
FL 32803
954.788.3400



**PZ20-14000002
10/28/2020**

The KEITH Team looks forward to working with the City of Pompano Beach and Broward County on the plat for First 95 Distribution Center, Phase II.

Respectfully submitted,



Michael Vonder Meulen, AICP

CC: Chris Willson, First Industrial



Engineering Inspired Design.

P&Z

**PZ20-14000002
10/28/2020**