

PZ22-12000042  
02/01/2023

November 16, 2022

City of Pompano Beach  
Planning & Zoning Division  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

RE: 2551 NW 19<sup>th</sup> Street  
4842 21 10 0160  
Major Site Plan Review

Dear City of Pompano Beach,

This project is located in the ALPHA 250 plat (156/26) as Parcel 16. The site has main frontage NW 19<sup>th</sup> Street and second side front on NW 25<sup>th</sup> Avenue and is 4 acres. The site is currently a unused parking lot that was developed to satisfy parking demands for a former call center across the street site that was part of a parking agreement that has been released. The site is zoned I-1/PCI and part of the ALPHA 250 approval and is identified as Parcel J in the PCD. The intent is to construct a one story industrial building of 59,912 square feet. The building will be designed to accommodate 2 tenants. The building will be oriented so that the majority of the parking will not front the street as well as all the loading docks in the rear. The rear of the site is abuts a lake that the site currently discharges into and will continue to utilize. All services are available to the site.

Sincerely,

  
James Kahn  
Digitally signed by  
James Kahn  
DN: cn=US,  
email=jkahn@keithteam.co,  
o=KEITH, CN=James  
Kahn  
Date: 2022.11.10  
16:00:52 -05'00'

James Kahn, AICP

Attachments

CC: Chris Wilson  
Mike Vonder Meulen

# DRC

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Engineering Inspired Design.  
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