



March 27, 2024

City of Pompano Beach
Department of Development Services
Planning & Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

RE: Pompano Warehouse – Property ID #: 4942 03 16 0980

Dear City of Pompano Beach,

The following is a narrative pertaining to the above referenced project.

The project is located at 675 SW 12th Street, within the City of Pompano Beach. The site consists of a single parcel that is +/- 5.91 acres. The proposed site land use designation is I – Industrial, and the zoning is I-1 for General Industrial. The proposed work consists of the addition of 23,201 square feet of warehouse space and 1,600 square feet of office space and adjacent parking lot. The parking lot and modified parking area on the northern boundary of the site will replace and provide an additional 13 parking stalls from the existing conditions. The existing warehouse is set to remain. This expansion project aims to meet the growing demands of the community. The construction of the building will incorporate matching architectural designs and innovative technologies, ensuring a sustainable and aesthetically pleasing structure. The inclusion of extra parking spaces will alleviate the strain on existing parking facilities and provide convenient access for visitors. With meticulous planning and adherence to local regulations, this development will serve as a testament to our commitment to both functional excellence and environmental consciousness.

Please accept this narrative and application, and if you require any additional information or further clarification, please do not hesitate to contact me at 954-716-8824. Thank you for your assistance with this project.

Sincerely,

Kimley-Horn and Associates, Inc.
George Balaban, P.E.