



**Subject: SPA Properties Live! Industrial Development
Sortation facility and Delivery Station Operations Narrative
Comments 3 & 9 – Zoning Division**

The proposed e-commerce company is seeking to build a new sortation facility center and a delivery station near the Pompano Race Track in Pompano Beach, Florida. The sortation facility center will serve as the middle mile in a logistics network and the last mile delivery station will be the last stop between purchasing a product on the internet and having it delivered to individual homes and businesses.

The sortation facility building will be approximately 520,000 SF and will primarily serve as warehouse distribution for inbound and outbound packages. This facility will store packages that have already been purchased and boxed at a separate location. The sealed packages would then be sorted for delivery to the appropriate last-mile facility before being delivered to individual homes and businesses. The sortation facility will operate 24 hours with approximately 170 trailer trucks and 75 box trucks accessing the site on a daily basis to drop off and pick up sorted packages. This facility will utilize state of the art robotics technology to sort packages efficiently and effectively.

It is expected that this proposed sortation facility center would employ approximately 1,000 individuals, including warehouse associates and managers during normal operating months. During peak seasons, additional individuals could be hired. This employer will provide at least \$15.00 per hour in wages (with additional wages in competitive markets), and full time positions provide a robust benefits packages.

The last mile delivery station is smaller in size and serves a different purpose than a fulfillment center and the new sortation facility center. The delivery station building will be approximately 142,000 SF and will primarily serve as a distribution for inbound and outbound packages.

Delivery stations power the last mile of the order fulfillment process and help speed up deliveries for customers. Packages are transported to delivery stations via trailer trucks (18 wheelers) from neighboring fulfillment and sortation centers and are sorted, picked up, and loaded into delivery vehicles. Delivery stations operate 24/7 to support delivery of packages to customer locations between 11:00 AM and 9:00 PM. At the proposed Pompano Beach facility, it is anticipated to have approximately 21 line haul trucks delivering packages to the delivery station each day, primarily between the hours of 10:00 PM to 8:00 AM. The customer packages are sorted, picked to the delivery routes, placed onto movable racks and staged for dispatch.

It is expected that this proposed delivery station would employ approximately 140 individuals, including warehouse associates and managers during normal operating months, others could be hired during peak seasons. Similarly, the employer will provide at least \$15.00 per hour in wages (with additional wages in competitive markets), and full time positions provide a robust benefits packages. Additionally, the proposed e-commerce company takes an active role

helping interested entrepreneurs start and manage their delivery business by helping entrepreneurs build their own businesses in their local communities.

The proposed development will also include five (5) miles of underground conduits that will be utilized to create charging stations for electrical vehicles, and it is anticipated to have the electrical vehicles charging stations fully operational two years after the opening. During this transition, it is possible that vehicles associated with this development will require the use of existing nearby gas stations. Per the Live! Resorts Pompano, Planned Commercial Development (PCD) Amendment the Traffic Impact Analysis in Exhibit S prepared by Kimley-Horn, delineate the proposed conceptual roadway improvements for the master development as well as Phase 1 Improvements and Full Build Out Improvements. In general, these improvements will consist of the addition of turn lanes, signalization, and signal timing optimization that will help mitigate traffic flows to reduce backups and congestion along the adjacent roadways network. Trucks for both, the delivery station and the sortation facility will be utilizing Racetrack Road from the east for ingress and egress.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dwayne L. Dickerson", with a stylized flourish at the end.

Dwayne L. Dickerson, Esq.
Dunay, Miskel & Backman, LLP