

February 10, 2022

Mr. Saul Umana, Asst. Planner
Planning & Zoning Division
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: Project Narrative – Andrews Premier Business Park – BREF Andrew's LLC

Dear Saul:

BREF Andrew's LLC (the "Property Owner"), is proposing to construct an industrial building on the 6.1+/- acre triangular parcel located between NW 15 Avenue and the North Andrews Avenue Extension just south of NW 18 Street ("Property") in the City of Pompano Beach (the "City"). The Property is zoned office industrial park ("O-IP") with an industrial land use designation. The O-IP zoning designation includes industrial warehouses for distribution or storage as a permitted use. The proposed use and site plan is for an approx. 84,931 sq. ft. 1-story industrial warehouse building, including a wholesale showroom. The proposed development includes access to the site from the northeast from the North Andrews Avenue Extension as well as from the southwest and southeast from NW 15 Avenue. All overhead utilities will be buried for this project as per Code Section 155.5509.

Please let us know if you need any additional information to review and process the associated site plan application.

Sincerely,

GREENSPOON MARDER LLP

Shane Zalonis

Shane Zalonis
For the Firm