

**PZ220-12000019**  
**PROJECT NARRATIVE**

**Amazon Delivery Station**  
**NW 33rd Street at the Florida Turnpike**  
**Pompano Beach, FL**

On June 16, 2020, a Pre-Application Meeting was conducted for Application PZ220-12000019 which outlined proposed improvements for a portion of the previously approved MSP, PZ #16-12000049. The improvements involve the re-configuration of the existing site and warehouse buildings for the development of an Amazon Delivery Station. The existing "Building D" will be converted into the Delivery Station, with "Building B" used for interior parking and van queuing.

The existing parking area on the east side of the Delivery Station will be reconfigured for the dispatch of delivery vans; a canopy is proposed for this area as well. Note that this area does not face a public right-of-way and is not visible from the adjacent Florida Turnpike. The Delivery Station will have additional roll-up doors on the east side of the building to serve the proposed dispatch area. New opening/entrances are proposed on the north side of the building to accommodate employees ("Associates") and customers. The existing "Building B" will be used for interior parking and vehicle queuing as shown. A new access point to allow vehicle access is proposed for the north side of this building. No changes are proposed to the existing parking and landscaping area on the west side of Building D that faces the Turnpike.

Originally, "Building A" and "Building C" were proposed to be constructed on the north half of the property. These existing buildings are no longer proposed to be constructed as part of this project. Parking areas with associated drive aisles and interior landscaping are proposed in this area instead as shown.

Operationally, Delivery Stations power the last mile of the Amazon order fulfillment process and help speed up deliveries for customers. Packages are transported to Delivery Stations via trailer trucks (18 wheelers or line hauls) from neighboring Amazon fulfillment and sortation centers and are sorted, picked 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 this proposed facility, Amazon Logistics anticipates approximately 15 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. Approximately 64 Amazon Associates and 18 managers support this operation and the shift structure is designed between 2:00 AM and 12:30 PM that mitigates traffic impact during rush hour periods. Additionally, there will be approximately 25 managers and dispatchers supervising the delivery operations, arriving at 6:00 AM and departing at 2:30 PM followed by another shift of

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dispatchers arriving at 1:30 PM and departing at 10:00 PM. The delivery associates arrive at a delivery station at approximately 9:15 AM to 9:30 AM. Starting at approximately 9:50 AM and ending at 11:30 AM, 165 delivery vans will load and depart from the Delivery Station at a rate of about 35 vans every 20 minutes to facilitate a regulated traffic flow into the surrounding area. The 1st wave of delivery vans leave at approximately 10:10 AM. The departure window is designed to mitigate impact on rush hour periods. Approximately 8-10 hours after dispatch, delivery routes are completed and the vans return to the station between 7:00 PM and 9:00 PM. The drivers park the delivery van onsite and leave using a personal vehicle. Amazon Logistics will also use Amazon Flex to deliver packages from this location. Amazon Flex works in concert with an advanced logistics systems and technology that Amazon has been building since day one.

Amazon Logistics anticipates approximately 48 traditional passenger vehicles entering the facility staggered between 4:30 PM and 6:00 PM. Flex vehicles will load and depart every 15 minutes. Approximately 24 Amazon associates will work in the delivery station between 12:00 PM and 10:30 PM to support the Flex and DSP drivers as they return to the station. After the check out and release of all delivery vehicles by 9:30 PM, Delivery Station Associates prepare the Delivery Station for the next day's packages.

### Summary

- The plan proposes improvements to the site for the construction of an Amazon Delivery Station.
- The plan proposes to remove existing parking adjacent to existing Building 'D' and replace it with a canopy-covered delivery van dispatch area and a bypass lane. This change requires expanded paving an associated retaining wall and the relocation of existing light poles and fire hydrants.
- The plan proposes to shift the existing access drive at the NW corner of the property and to relocate the existing fire hydrant impacted by the shift.
- The plan proposes to convert existing Building 'B' to accommodate interior vehicle parking and interior vehicle staging.
- The plan proposes to keep the previously approved landscaping and parking layout adjacent to Building 'B' along Florida's Turnpike.
- The plan proposes parking, drive aisles and landscape islands in the area previously shown for Building 'A'.  
The plan proposes parking, drive aisles and landscape islands in the area previously shown for Building 'C.'

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