



Plat/Site Plan Number 014-MP-20

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

### Plat/Site Plan Application

#### Instructions

For your application to be officially accepted for processing, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate supplemental documentation attached. If any information requested is not applicable, please identify it as such. Please type this application or print legibly in **black ink**.

#### Project Information

Plat/Site Plan Name  
 First 95 Distribution Center, Phase II

Owner/Applicant Name <b>FR NW 12 TERRACE LLC</b>		Middle Initial	Suffix
Address <b>1209 Orange Street</b>	City <b>Wilmington</b>	State <b>DE</b>	Zip <b>19801</b>
Phone <b>312-344-4347</b>	Mobile Phone	FAX	
Email <b>CWillson@firstindustrial.com</b>			
Agent <b>KEITH</b>	Contact Person <b>Mike Vonder Meulen, AICP</b>		
Address <b>301 East Atlantic Boulevard</b>	City <b>Pompano Beach</b>	State <b>FL</b>	Zip <b>33060</b>
Phone <b>954-788-3400</b>	Mobile Phone <b>954-612-3203</b>	FAX <b>954-788-3500</b>	
Email <b>MVonderMeulen@KEITHteam.com</b>			
Location Jurisdiction <b>Pompano Beach</b>			
Location Section <b>34</b>	Location Township <b>48</b>	Location Range <b>42</b>	
Additional Section/Township/Range if applicable			
north... <b>North</b>	side of (street name) <b>West</b>	at/between (street name) <b>I-95</b>	and (street name) <b>Martin Luther King Blvd</b>



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### Application/Replat Status

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number		<input type="checkbox"/> Don't Know
Project Name			<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

Replat Status			
Is this plat a replat of a plat approved and/or recorded after March 20m 1979?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, please answer the following questions.</b>			
Name of underlying approved and/or recorded plat <b>Budget Plat</b>	Project Number of underlying approved and/or recorded plat <b>034-MP-02</b>		
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, please answer the following questions.</b>			
Number and type of units approved in the underlying plat.	<input checked="" type="checkbox"/> N/A		
Number and type of units proposed to be deleted by this replat.	<input checked="" type="checkbox"/> N/A		
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	<input checked="" type="checkbox"/> N/A		



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<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."</b>	

<b>For Planning and Development Management Use Only</b>		
Application Type <b>MUNI PLAT</b>	Time	Application Date <b>6/19/20</b>
Acceptance Date <b>7/01/20</b>	Fee <b>\$2,400</b>	Comments Due <b>7/30/20</b>
Report Due <b>8/13/20</b>	Adjacent City <b>None</b>	
<input checked="" type="checkbox"/> <b>Plats</b> <input checked="" type="checkbox"/> <b>Surveys</b> <input checked="" type="checkbox"/> <b>Site Plans</b> <input type="checkbox"/> <b>Landscaping Plans</b> <input type="checkbox"/> <b>Lighting Plans</b>		
<input type="checkbox"/> <b>Other:</b>	Describe <b>TITLE WORK; CITY RECEIPT INDIVIDUAL FEE.</b>	Received By <b>HWC/rlt</b>
Comments		



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**Project Characteristics**

**Instructions**

The information on this form will be used to determine the project’s overall impact on urban service delivery facilities and programs. The “**Existing Land Use**” and “**Proposed Use**” sections will be used to calculate impact fees and Traffic Concurrence. A note will be placed on the plat restricting the property in accordance with the proposed use(s) specified below.

Land Use and Zoning	
EXISTING	PROPOSED
Land use plan Designation(s) <b>Industrial</b>	Land use plan Designation(s) <b>Industrial</b>
Zoning District(s) <b>I-1</b>	Zoning District(s) <b>I-1</b>

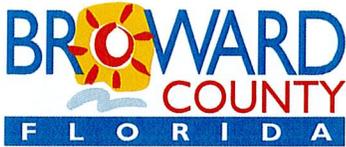
**Existing Land Use**

A credit against impact fees may be given for the site’s current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional “as built” survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  **Yes**  **No**

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Industrial	10,254	current	No	No	Yes
Industrial	25,657	current	No	No	Yes
Industrial	1,575	current	No	No	Yes

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.



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**Proposed Use**

**Instructions**

Please specify the proposed use in accordance with the land use categories. Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on this form. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet(s) and describe fully.

**Proposed Use Form**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
		Industrial (PARCEL B) Drainage (PARCEL A)	500,000



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## Project Questionnaire

### Instructions

Check the appropriate “Yes” or “No” box for each question below. If additional space is required to explain a response, attach and label continuation sheets. – **ALL QUESTIONS MUST BE ANSWERED** -

### Project Questionnaire Form

Why is this property being platted? Attach an additional sheet(s) if necessary  
 The property must be platted to construct a new principle building.

Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If “Yes”, indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number.

DRI Name:	FQD Name:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Latest Ordinance Number:	Official Record Book and Page Number:	

Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If “Yes”, state the title and subject of the agreement(s) and attach a copy(s)

Yes     No

Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If “Yes”, attach any sheets and describe fully.

Yes     No

Does this property or project have an adjudicated or vested rights status? If “Yes”, please attach the appropriate documentation.

Yes     No

Does the owner have any financial interest in properties near or adjacent to this project? If “Yes”, please attach a sheet(s) and describe fully.

Yes     No

Does this property abut a State Road? If “Yes”, see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).

Yes     No

Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If “Yes”, please attach sheet(s) and describe fully.

Yes     No

Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If “Yes”, attach five (5) drawings showing facilities. (If not show on plat)

Yes     No



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<b>Project Questionnaire Form</b>	
Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name/Title:	
<input type="text"/>	
If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Facility Name:	
City of Pompano Beach	
Address:	
100 West Atlantic Blvd.	
Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



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<b>Project Questionnaire Form</b>							
Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.							
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Facility Name:</td> <td style="width: 100px;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="padding: 2px;">Address:</td> <td></td> </tr> </table>	Facility Name:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Address:				
Facility Name:	<input type="checkbox"/> Yes <input type="checkbox"/> No						
Address:							
Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.							
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> <td style="width: 100px;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="padding: 2px;"><b>Waste Management</b></td> <td></td> </tr> </table>	Solid Waste Collector	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Waste Management</b>				
Solid Waste Collector	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
<b>Waste Management</b>							
Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.							
<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">FPL – Name/Title:</td> <td style="width: 100px;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td style="padding: 2px;"><b>Felicia Horne - Associate Engineer</b></td> <td></td> </tr> <tr> <td style="padding: 2px;">AT&amp;T – Name/Title:</td> <td></td> </tr> </table>	FPL – Name/Title:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Felicia Horne - Associate Engineer</b>		AT&T – Name/Title:		
FPL – Name/Title:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
<b>Felicia Horne - Associate Engineer</b>							
AT&T – Name/Title:							
Estimate or state the total number of on-site parking spaces to be provided.	Spaces <b>270</b>						
If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.	Seating <b>N/A</b>						



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**Supplemental Documentation**

**Instructions**

Refer to the “Application Types” and “Required Documentation” sections below to determine the supplemental documentation required with each application. The “Application Types” section lists the corresponding numbers of the “Required Documentation” section for each application type. Read the documentation requirements carefully. Some documentation is only required in certain circumstances.

**Application Types**

**Sketch Plat:** Required Documentation Numbers 1,6

**Plat:** Required Documentation Numbers 2,5,6,8,9,10,11,12,13,16,17,19,20

**Conceptual Site Plan:** Required Documentation Numbers 3,6,11,16,18

**Final Site Plan:** Required Documentation Numbers 4,6,7,8,9,10,11,12,13,14,15,16,17,18,19

**Required Documentation**

1. Twenty-two (22) copies of Sketch Plat and twenty-two (22) copies of the Conceptual Site Plan if available. See Land Development Code, Division 3.

2. Twenty-three (23) copies of proposed plat, survey no older than six (6) months and site plan if available or conceptual access plan (see below for more information). Additional copies may be required if the plat is adjacent to another municipality(s). See Land Development Code, Division 3.

The survey must show the location of all existing structures, paved areas, and easements on the property and show existing roadway details adjacent to the property (see Section 5-189(b)(4) for specific requirements).

The site plan or conceptual access plan must clearly illustrate dimensions for all proposed access locations on all public rights-of-way abutting the plat, including the centerline locations (see Section 5-189(b)(3) for specific requirements).

3. Twenty-two (22) copies of proposed Conceptual Site Plan. See Land Development Code, Division 4.

4. Twenty-two (22) copies of proposed final site plan and survey showing all existing structures, topography, and natural features, including trees. Additional copies may be required and this will be determined at the pre-application conference. See Land Development Code, Division 4.

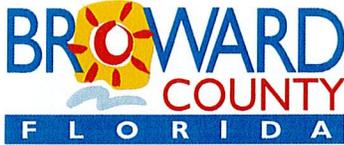
5. One (1) current receipt or letter from the appropriate municipality verifying that a plat application has been filled (for municipal plats only).

6. One (1) copy of the Property Tax Notice. May be obtained from the Records, Taxes and Treasury Division.

7. One (1) copy of a signed Pre-Application Conference Receipt from the Planning and Development Management Division, indicating the date of the conference was held.

8. N/A Two (2) copies of a Generalized Resource Survey for property within “Natural Resource Areas.” See Land Development Code, Section 5-195(a)(14).

9. N/A Six (6) copies of Environmental Review Form for property within an “Urban Wilderness Area” or “Local Area of Particular Concern” Forms are available at the Planning and Development Management Division. See Land Development Code, Section 5-182(j) or Section 5-182(j)(1)(e), for exemptions.



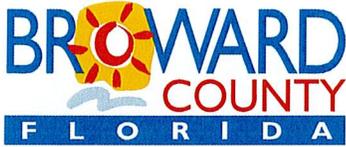
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Required Documentation	
10. N/A	Five (5) copies of an Archaeological Report, as required by the Land Development Code, Section 5-182(j) or 5-195(a)(15) for sites identified in the Broward County Land Development Land Use Plan map series (countywide) or in the Florida Site File (Broward County municipal services district only).
11. ✓	One (1) copy of Industrial Review form (for industrial development and projects which utilize fuel storage tanks). Forms are available at the Planning and Development Management Division.
12. N/A	If the project is to utilize septic tanks, one (1) copy of a current letter from an appropriate utility service area stating the location of closest existing sanitary sewer line and the exact distance to plat. Information pertaining to utility service areas may be obtained from Environmental Review Section of the Planning and Development Management Division.
13. N/A	If project is to utilize wells, one (1) copy of a current letter from an appropriate utility service area stating the location of the closest approved potable water system and exact distance to the plat.
14.	Three (3) copies of Landscaping Plan as required by the Landscaping Code and three (3) copies of a Lighting Plan as required by the Zoning Code. Additional copies may be required and this will be determined at the pre-application conference.
15.	Two (2) copies of Site Pan delineating proposed Street Name(s) and Address Number(s).
16. ✓	A check made payable to Broward County Board of County Commissioners for APPLICATION FEES, as per published fee schedule (which includes Planning and Development fees and sign deposit for Final Site Plans).
17. N/A	<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board</b> for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.
18.	Non-residential site plans, within 300 feet of a residential land use plan category, residential zoning district, and/or existing residential development must provide written documentation demonstrating the specific measures to prevent or minimize impacts upon adjacent residential property. See Land Development Code, Section 5-194(d).
19. N/A	A valid Pre-Application approval letter from the Florida Department of Transportation is required for applications which abut and purpose direct vehicular access to a Traffic Way that is functionally classified as a State Road.
20. ✓	A copy of the title documentation use to create the plat and adjacent right-of-way and easement documentation. See Land Development Code, Section 5-189(b)(6) and the Highway Construction and Engineering Division's web page at <a href="http://www.broward.org/AgenciesAndServices/Pages/HighwayConstructionContactUs.aspx">http://www.broward.org/AgenciesAndServices/Pages/HighwayConstructionContactUs.aspx</a>



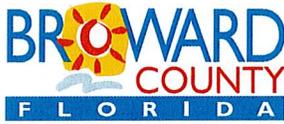
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Owner/Agent Certification				
State of	Florida			
County of	Broward			
<p>This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.</p>				
Signature of owner/agent				
Sworn and subscribed to before me this	Day	day of	Month	Year
	8 <sup>th</sup>		January	2020



**-INDUSTRIAL REVIEW APPLICATION-**

1. Name of project First Industrial 20 Acre Plat  
 Street address of project 1001 & 1021 NW 12 TER, Pompano Beach, FL 33069  
 City Pompano Beach, Florida Zip Code 33069
2. Property owner FR NW 12 TERRACE LLC  
 Company name First Industrial  
 Contact Chris Willson Title Manager Phone 312-344-4347  
 Mailing address 1209 Oranae St. Wilmington DE. 19801
3. If leased, tenant \_\_\_\_\_  
 Company name \_\_\_\_\_  
 Contact \_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_  
 Mailing address \_\_\_\_\_
4. Proposed use of building or property Industrial Warehouse
5. Expected project start date 1/1/25 Expected completion date 1/1/27
6. What, if any, products will be manufactured and what processes will be used? \_\_\_\_\_
7.
 

a) Do you presently have any industrial permits?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b) Will there be any discharges other than domestic sanitary waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c) Will this facility have any disposal wells, percolation ponds, soakage pits, or french drains?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d) Will there be any floor drains (other than rest rooms)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e) Will any solvents be used in your processes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f) Will any toxic/hazardous waste be produced?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g) Will any industrial sludge be produced?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h) Will any particulate matter or dust be produced?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i) Will any strong or objectionable odors be emitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j) Will any noise producing machinery such as grinders, chippers or hammering devices be used?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k) Will any incineration be used on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l) Will there be any x-ray or photographic equipment used (other than copy machines)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
m) Will there be, or are there any existing, emergency generators involved in this project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
n) Will there be any car, truck or equipment washing done at this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
o) Will any surface coating (painting) be performed at this site once the facility is in operation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
p) Will project utilize any above ground or underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
q) Will this facility be utilized to repair vehicles or equipment?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**If you answered YES to any of the preceding questions, please comment below or attach additional information.**  
 This information should list types of materials produced, disposal sites, volumes, and other general information relating to the subject.

8. Comments \_\_\_\_\_

**WARNING** Broward County Code of Ordinances prohibit industrial discharges to drainfields, disposal wells, percolation ponds, soakage pits, french drains, sanitary sewers or storm sewers without prior approval of the Broward County Environmental Protection and Growth Management (EPGM) Department.

**The undersigned certifies under penalty of perjury, that the information herein and all submitted supplemental documentation is true and correct.**

Signature of Owner, Tenant or Authorized Representative \_\_\_\_\_ Title SR Regional Director Date 1/8/20

**EPGM Comments**  
 Reviewed by: \_\_\_\_\_ Date \_\_\_\_\_   
 Future industrial uses must be approved by the Environmental Protection Department.  
 A Hazardous Material license will / may be required upon operation of the facility.  
 No vehicle washing is permitted.  
 Current Environmental Protection Department Licenses for this facility must be kept active and valid.  
 All discharges other than storm water must be to a sanitary sewer system.  
 Septic Tank is for domestic waste only, No industrial discharges are permitted.  
 Other comments \_\_\_\_\_  
 Well Field # \_\_\_\_\_ Zone# \_\_\_\_\_ WWTP \_\_\_\_\_

The undersigned has received a copy of the above comments by EPGM and understands that approval of this project is conditional to the acceptance of these comments by the applicant. The applicant agrees to the conditions set forth above and will construct or operate the project or facility accordingly.

Signature of Owner, Tenant or Authorized Representative \_\_\_\_\_ Title SR Regional Director Date 1/8/20



**KEITH**

June 12, 2020

**Project Narrative  
First 95 Distribution Center II**

On behalf of FR NW 12 Terrace LLC (First Industrial Realty Trust), property owner, KEITH is submitting a proposed to plat for the property located at 1001 and 1021 NW 12th Terrace in Pompano Beach, Florida (FOLIOS: 484234340040, 484234340050, 484234000180, 484234340030 and 484234000042).

The subject site is zoned I-1, has a local future land use designation of "Industrial" and a County future land use designation of "Industrial". A portion of the property is platted as part of the Budget Plat 173-56. The owner proposes to demolish all buildings on the property and proposes to restrict the site to 500,000 SF of Industrial use.

Access is proposed from NW 12<sup>th</sup> Avenue and NW 12<sup>th</sup> Terrace, both are city local streets that dead end into the proposed site. The applicant has submitted to the City of Pompano Beach.

We look forward to discussing this plat application with Broward County.

Respectfully Submitted,

Michael Vonder Meulen, AICP

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