



1505 SW 4th Circle, Boca Raton, FL 33486
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Author: Julian Stein, Property Owner

RE: Minor Site Plan Application Narrative for 1370 Dr. MLK Jr. Blvd., Pompano Beach, FL 33069

Folio 484234170010

Introduction:

The proposed development is intended to support the ongoing operations of Max Marine Electronics (MME), located at 1114 Dr. MLK Jr Blvd. We wish to create a small outdoor storage area to keep some of the things that are currently kept in our parking lot and warehouse, such as our trailers that are used for liquidations of product, extra pallets, and larger items like marine satellite communication domes that can be kept outside. We may also add a small connex box or two to handle overflow when multiple liquidations occur in a short time-span. Like we did with our current location at 1114 Dr. MLK Jr. Blvd, we intend to create a project that will enhance, not detract from, the aesthetic of the corridor.

MME is a company that celebrates its 15-year anniversary this year. The company is a specialized marine-industry innovator that has grown to employ over 30 people here in Pompano Beach. MME specializes in the refurbishment, and resale of pre-owned marine electronics, liquidation of obsolete and old-stock marine inventory, and the small scale manufacturing of obsolete but much-needed marine electronics parts using 3D printing technology. All of our products are sold online to a worldwide audience, as well as locally to both boatowners and other marine businesses.

MME believes in the future of Pompano Beach and went all-in on the gateway corridor, bringing a technological innovator in the marine space to a corridor that is dominated by heavy equipment, scrap, and other similar “heavy industrial” businesses. By having this small extra space as a buffer to handle the pain points of our current location, we will be able to continue our growth. It should be noted that the proposed site lies ¼ mile from our current location. If the parcel was contiguous to our current location, it would be considered accessory outdoor storage by right, but due to the separation between the parcels, we must consider this an outdoor storage – principal use project.

Review Standards:

1. Is consistent with the comprehensive plan.
 - a. The parcel lies in zone “I” Industrial on the Pompano Beach Future Land Use Map. There are some specific policies that our development and use is not only consistent with, but will help advance:

- i. *“Policy 01.08.03 Continue the construction of facilities such as roadway, drainage, water and sewer facilities and enhanced medians and other street section beautification efforts in the northwest Dr. Martin Luther King Jr. Blvd, NW 31st Avenue and Atlantic Boulevard corridors. Encourage auto-oriented and industrial development along this gateway corridor to provide an enhanced roadway frontage for both the building facades and the landscaping visible from the roadway to beautify the corridor.”*

1. The land is currently vacant land with a large concrete wall. There is not a tree or even a shrub planted within the property lines. It is often a place for trucks to park.



We feel that responsibly developing this small parcel with attractive landscaping and a decorative pre-cast wall that doubles as an opaque buffer achieves the intent of beautifying the corridor by adding landscaping, just as it says in the comprehensive plan. We feel that responsible development in the gateway corridor can only help promote the goals of the comprehensive plan. We have already demonstrated our ability to do this with our current facility.

- ii. *“Policy 01.23.04 Consider the effects of land use and zoning decisions on the marine industry and consider developing incentives to retain marine-related uses.”*

1. Our business not only serves retail customers, but it also serves the many other marine businesses in the Pompano/Ft Lauderdale metro area. By allowing us to develop this parcel, we are able to add marine jobs and marine industry revenue to this area and support surrounding marine businesses.
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5).
 - a. District, Use, and Intensity
 - i. The parcel lies in zone “I” Industrial. Outdoor storage as a principal use requires a special exception. We will be applying to the ZBA for the special exception to allow for this use. All intensity characteristics will be well within code.
 - b. Dimensional Standards
 - i. The parcel meets all dimensional standards except for lot area. The site is 6,074 square feet, where the code requires 10,000. We will be applying to the ZBA for a variance for lot area.
3. Complies with the applicable development standards of this Code (Article 5).

- a. We plan to meet or exceed all development standards of the code with the exception of the following:
 - i. Variances:
 1. Lot Area
 2. Parking Requirement – We will be requesting the removal of a parking requirement as per ADA exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound shall not be required to comply with 208 provided that lots accessed by the public are provided with a passenger loading zone complying with 503.
 - ii. Other:
 1. Buffer on retaining wall lot line. As per COPB code section 155.5203.F.2.e, “The Development Services Director may modify or waive all or part of the standards in this subsection, 155.5203.F., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines, or if there are conflicts with adjacent property conditions.” We feel that the addition of any sort of fence or buffer along the rear property line conflicts with both CPTED and adjacent property conditions. It would create a CPTED conflict as there would be a ~4’ foot wide strip hidden from view of the street between our property and the retaining wall that would create a nuisance. Additionally, the adjacent property conditions conflict is that the adjacent property is a retaining wall that may need to be maintained in the future. By adding a type C buffer to this side of the property, we would be severely limiting Broward County’s ability to access the retaining wall with a bucket truck to perform maintenance and repairs. We would like to preserve clear and unfettered access to this wall in case Broward County, the owner of the wall, needs to access it through our site.
4. Complies with all other applicable standards in this Code
 - a. With the exception of the above mentioned items, this complies with all other applicable standards of the code.
5. Complies with all requirements or conditions of any prior applicable development orders.
 - a. We are unaware of any prior development orders. The previous development was constructed in the 1980’s. There is a plat existing for the site – we are compliant with all of the requirements of the plat, including vehicular access from Dr MLK Jr. Blvd.
6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances
 - a. As a design is finalized and the necessary variances and approvals are obtained, we will apply for and obtain this certificate in accordance with COPB code.
7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan
 - a. Our design provides vehicular access within the platted access easement and provides greater stacking than the code requires. We feel that although our site is unique, access and circulation is safe and more than adequate for the use.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance
 - a. The materials stored on this site are the same as the materials stored at our current location. They are not hazardous and have no licensing requirements.
9. Complies with CPTED standards for natural surveillance, natural access control, territorial reinforcement, and maintenance.
 - a. We have designed the site with all of the CPTED standards in mind and will be providing adequate lighting and a surveillance/camera system to deter any malicious activity. The CPTED plan is submitted as part of the minor site plan package.