



Blossman Gas of Louisiana, Inc.
Application for Special Exception for Outdoor Storage
Proposed Propane Storage Facility
261 S. Andrews Avenue

April 18, 2024

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Special Exception for Propane Storage Facility

Description the Proposed Project and Development:

Background: Blossman Gas of Louisiana, LLC currently owns the 0.79+/- acres vacant lot located at 261 S. Andrews Avenue (“Property”) in the City of Pompano Beach (“City”). The Property is zoned Industrial (“I-1”) with a land use designation of Industrial. Blossman Gas of Louisiana, Inc. (“Blossman”) is the contract purchaser of the Property and is proposing to develop the property for a propane storage facility. Blossman is the largest family-owned business in America and is dedicated to providing the customer service and family-values of a small company. Blossman has been providing their high-quality services to their customers for nearly 70 years and desires to bring its business to the City.

A Special Exception is requested pursuant to Section 155.4228(A)(1) of the City’s Code of Ordinances (“City Code”) to allow the Property to be utilized for outdoor storage as a principal use in conjunction with developing the property for propane storage.

Blossman received approval of a Special Exception for an Outdoor Storage use on March 19, 2020, from the Zoning Board of Appeals. That approval has expired.

Project Description: The proposed project is to develop a propane bulk plant and storage facility. Propane gas will be onloaded and stored at the subject property to be sold in bulk. Propane gas plays a major role in powering the region with its wide range of uses and products, including in transportation, commerce, industry, farming, recreation, domestic heating and cooking, and to provide fuel and power during emergencies.

The project fulfills a demonstrated need for a public amenity as there are currently very few propane storage facilities citywide.



Project Details:

The proposal includes:

- Two bulk propane storage tanks.
- Above-ground fuel filling equipment.
- Trees, shrubs and landscaped areas that meet or exceed minimum City Code standards and are designed to visually buffer industrial storage uses from private parcels and the S. Andrews Avenue right-of-way.
- On-site stormwater management system including dry retention areas and swales.
- Perimeter buffering (Type A and Type C) meeting City Code standards and minimizing impacts to surrounding properties.
- Narrative and plan to satisfy CPTED standards including security fencing to ensure public safety by securing equipment, vehicles, or materials.
- Loading areas surfaced with impervious or equivalent hard, dustless, and bonded surface material with curbing and parking to assist truck movement, access, and fill-up.

Operations: Truck delivery drivers will open a gate, drive into the fueling/delivery area, and operate the equipment. No employees will remain on site and there are no structures with indoor space. Two loading areas are proposed for delivery truck fueling and one loading space is proposed for a tanker truck, allowing adequate space and ingress/egress from S. Andrews Avenue. The facility is intended to be operated by drivers who arrive individually.

Context and Surroundings: Located in the Andrews Industrial District, the proposed outdoor storage use is consistent with surrounding uses as the site is located adjacent to parcels with above-ground propane tanks to the south and southwest of the subject property.

Historic aerials demonstrate the proposed project and use is consistent with the character of surrounding areas which have been industrial for over 60 years. The site has been vacant for ten years after industrial buildings were demolished in 2014 to realign Andrews Avenue across the property causing a reduction in parcel area. This has changed the subject property's utility as industrial zoned land.

Consistency with Comprehensive Plan and City Code: The City's Comprehensive Plan Industrial land use category provides for activities which are connected to manufacturing, assembly, processing or storage of products and goods. The proposed facility fits within the purpose of the Industrial land use designation as well as the I-1 zoning district which was established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development and other industrial uses.

The proposed project and use will be consistent with all surrounding land uses, transport modes, and will not cause any adverse impacts to the community. The proposed use will operate as other businesses do in the I-1 zoning district.



The proposed special exception for outdoor storage will not negatively affect property values of neighboring lands and will have minimal impacts on traffic patterns due to the network being adequate for transportation related industrial uses.

Please find the full narrative describing how the project satisfies review standards for the special exception in the attached package.

Thank you.

Calvin Giordano & Associates
1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316
Office: 954.921.7781