



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-811

ZONING BOARD OF APPEALS
Meeting Date: NOVEMBER 20, 2025

SPECIAL EXCEPTION - BROWARD REALTY LTD PRTNR OHIO

Request: Special Exception
P&Z# 25-17000012
Owner: Broward Realty Ltd Prtnr Ohio
Project Location: 1621 Blount Road
Folio Number: 484228090020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Michael Amodio
Project Planner: Scott Reale

Summary:

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4228(A) (1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to utilize the subject property (I-1 zoning district) for Outdoor Storage (as a principal use).

The subject property is located along the west side of Blount Road (NW 30th Avenue), approximately 1,530 feet north of Dr. Martin Luther King Jr. Boulevard in Northwest Pompano.

ZONING REGULATIONS

155.4228. INDUSTRIAL: WAREHOUSING AND FREIGHT MOVEMENT USES

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A. Outdoor Storage (as a principal use)

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		S	P										P			

2. Definition

Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

3. Standards

Outdoor storage as a principal use shall comply the following standards:

a. Perimeter buffer and screening standards

i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall .

ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.

iii. Development Existing on or Before April 27, 1999.

(A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a landscape plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use:

(1) A fully-opaque fence may be substituted for the wall where required.

(2) Any lot on public record prior to June 25, 1991, that is 100 feet or less in width may provide a five-foot wide perimeter buffer between an outdoor storage area and an interior side or street side lot line.

(3) Buffer and screening standards shall not apply to a property line abutting an active railroad siding servicing the property.

(4) Street trees shall be provided as required by the landscape ordinance.

b. Any repair of equipment shall be conducted on a paved surface or within an enclosed building.

c. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

d. If the outdoor storage area is covered, the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

e. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

f. Materials shall not be stored higher than the height of the screening.

d. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property was annexed into the City of Pompano Beach on September 1, 1983 through House Bill 923, and has since retained an I-1 (General Industrial) zoning designation.
2. The site was originally developed in the early 1990s as a vehicle emissions inspection station (PRA No. 904692), following approval of Variance Appeal #91-22 for a ±10,000-square-foot facility. (Note: use variances are no longer permitted under Florida law.)
3. Statewide emissions testing concluded in 2000. Since then, the building has housed various industrial and service-related tenants and is currently occupied by a roofing contractor. The applicant now proposes to redevelop the property to establish a lawful outdoor storage area at the rear of the existing principal building.

4. Outdoor storage as a principal use is permitted in the I-1 zoning district only through a Special Exception, which this application seeks. If approved, the applicant must subsequently obtain Site Plan approval. Site Plan application PZ #25-12000040 is scheduled for review by the Development Review Committee (DRC) on December 3, 2025. Staff is evaluating the site to ensure compliance with all perimeter buffer and screening requirements for outdoor storage per §155.4228(A)(3) of the Zoning Code. The site must also maintain a minimum 20% pervious area, consistent with I-1 standards, and address groundwater protection and stormwater management through appropriate surfacing materials and drainage improvements.
5. The existing building provides substantial visual screening of the proposed outdoor storage area from Blount Road on the east. The western edge of the site abuts an FDOT right-of-way easement, which separates the property from the Florida Turnpike on-ramp and provides additional physical and visual buffering.
6. The site is located within the *Turnpike Industrial Park*, an area dominated by heavy industrial and warehouse uses. The proposed outdoor storage is compatible with the established industrial character of the surrounding area. With required buffering, fencing, and site improvements, staff finds the proposed use consistent with adjacent properties and the broader district context.
7. The applicant has submitted documentation addressing all thirteen (13) Special Exception review standards, including the use-specific criteria for outdoor storage as a principal use, as outlined in the City's Zoning Code.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- I-1 | warehouse for roofing contractor

Surrounding Properties (Zoning District | Existing Use):

- North: I-1 | various wholesale/industrial uses
- South: I-1 | manufacturing
- West: Right Of Way | Florida's Turnpike
- East: I-1 | Broward County Highway & Bridge Maintenance Division and Fleet Services Division

SPECIAL EXCEPTION REVIEW STANDARDS

A Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

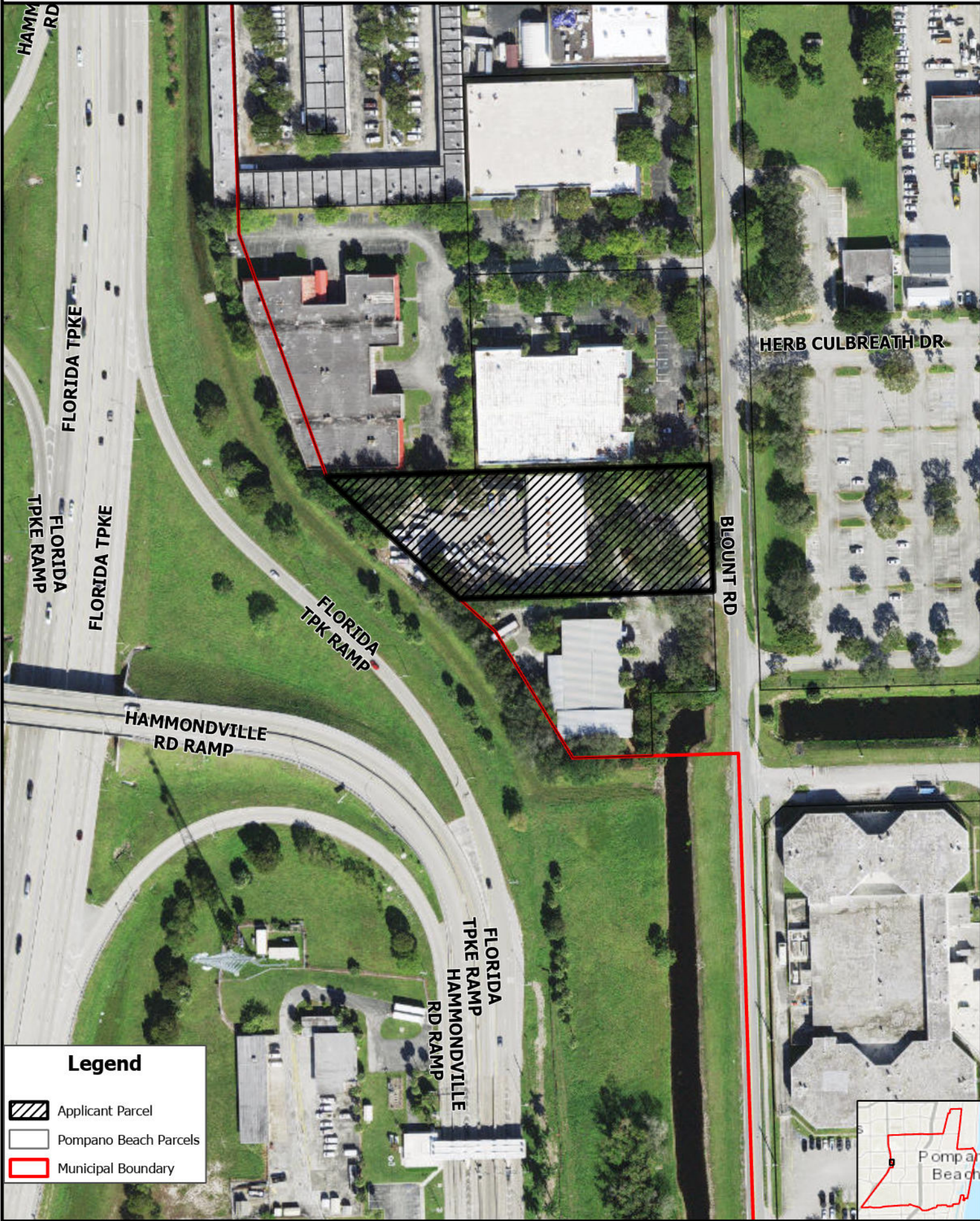
1. Is consistent with the comprehensive plan;
2. Complies with all applicable zoning district standards;
3. Complies with all applicable use-specific standards in Article 4: Use Standards;
4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;
5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;
6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;
12. Complies with all other relevant city, state and federal laws and regulations; and
13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

Staff Conditions:

Should the Board determine the applicant has provided competent, substantial evidence sufficient to satisfy the thirteen (13) Special Exception review standards, staff requests the Board include the following conditions as part of the Order:

1. The applicant shall obtain all necessary governmental permits and approvals, including, but not limited to Site Plan approval, Zoning Use Certificate, and Business Tax Receipt prior to commencement of the use.
2. The development shall be constructed in substantial compliance with the conceptual site and landscape plans submitted as part of this application, subject to further technical review and approval during the Site Plan review process.
3. Outdoor storage activity must remain fully screened at all times and be located on a properly paved surface.
4. Materials shall not be stored higher than the height of the screening.
5. The applicant shall submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area, fire department access and water supply to the site before area use.

CITY OF POMPANO BEACH
AERIAL MAP



Scale:
1:2,000
11/5/2025

1621 BLOUNT ROAD
BROWARD REALTY LTD PRTR OHIO

Special
Exception

Created by:
Department of
Development Services

