

November 3, 2022
Revised May 30, 2023

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954.786.4679

RE: Martin Brower (MSP-2022-18) – Justification Statement

On behalf of Lone Oak – Pompano, LLC, Schmidt Nichols respectfully requests approval for a Minor Site Plan amendment to the property located at 1661 NW 12th Avenue, Pompano Beach.

The proposed amendments are as follows:

1. Create new passenger vehicle parking within the center of the property to allow for additional truck/trailer staging and parking spaces.
2. The proposed truck/trailer spaces will be directly across from the loading zones which abut the east building façade.
3. Increase the number of truck/trailer parking spaces along the north property line to accommodate additional need on-site.
4. Provide fire turn around at the northwest corner of the site pursuant to Fire Department review.
5. Update landscape plan to accommodate proposed modifications.
6. The existing building is not impacted as part of this application.

Business Operations Statement:

The business operations consist of a warehousing and distribution facility which ships food throughout the southeast portion of the state. The facility is technically operating 24/7, however, that is typically only to receive trucks which were coming in late due to traffic/mechanical issues. There will be no truck maintenance occurring on the site. The trucks on-site are not typically stored for over 24 hours, they are parked overnight and then go on their route the next day. The facility is comprised of cold and dry storage/warehousing within the building.

The applicable documents and plans have been provided for review herein.

You may reach me at the numbers listed below or via email at jnichols@snlandplan.com.

Thank you

Sincerely,



Josh Nichols, LEED AP