



Florida's Warmest Welcome

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 25-17000012

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-23

Site Data

Project Name:	1621 Blount Road	Size of property:	82154.0
Street Address:	1621 Blount Road, Pompano Beach, Florida, 33069	Number of units (Residential):	0.0
Folio Number(s):	484228090020	Total square feet of the building* (Non-Residential):	9000.0
Project Narrative:	Special Exception for Outdoor Storage as a Principal Use		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable): BROWARD REALTY LIMITED PARTNERSHIP OF OHIO		
Title:	Print Name: Jonathan Khouri		
Street Address:	Street Address: 27500 DETROIT RD STE 300		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip: Westlake Ohio 44145		
Phone Number:	Phone Number: 440-892-6800		
Email:	Email: jkhouri@carnegiecorp.com		

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-23

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.l).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Arianna Samuel 10/15/2025

Signature: 

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Resilient Environment
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A
Plantation, FL 33324

RE: BROWARD REALTY LIMITED PARTNERSHIP OF OHIO

Folio(s): 484228090020

To Whom It May Concern:

State of Florida
County of Broward

I, Jonathan Khouri, am the authorized agent of **BROWARD REALTY LIMITED PARTNERSHIP OF OHIO** ("Owner") the owners of the property described in the legal descriptions below ("Property"):

PARCEL NO.1 (FOLIO: 484228090020)

TURNPIKE INDUSTRIAL PARK 111-20 B PORTION OF LOTS 1 & 2 DESC AS COMM AT SE COR OF LOT 1, N 136.78 TO
POB, CONT N 172, W 554.95, SELY 18.36, SELY 222.72, NELY 389.23 TO POB AKA: BROWARD NO 1

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N. 0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 0°09'16" W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S. 89°58'06" W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOTS 1 AND 2: (1) THENCE S. 18°11'52" E. 18.36 FEET; (2) THENCE S. 46°05'20" E. 222.72 FEET; THENCE N. 89°58'06" E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: THE FOLLOWING IS GIVEN FOR INFORMATIONAL PURPOSES ONLY WITHOUT ASSURANCE OR GUARANTEE:

PROPERTY ID NUMBER 484228-09-0020
1621 BLOUNT ROAD, POMPANO BEACH, FLORIDA 33069

Owner hereby authorizes Matt Perlmutter and KEITH to act on Owner's behalf to submit a Special Exception application to permit outdoor storage in an Industrial (I-I) District at the Property.

Signature of owner/agent



Print Name:

Jonathan Khouri

Sworn and subscribed before me this 23 day of October, 2025.

(x) He/She is personally known to me or
() Has presented identification

Signature of Notary Public: 

Print Name:

Michael David

Date:

October 23, 2025

Witness:



Date:

10/23/2025

Address:

27500 Detroit Rd. #300 Westlake, OH 44145



Michael J. David
Attorney at Law
Notary Public, State of Ohio
Commission has no expiration date.
Section 147.03 O.R.C.

Witness:



Date:

10/23/2025

Address:

27500 Detroit Rd. #300, Westlake, OH 44145

2025 FOREIGN LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A31087

Entity Name: BROWARD REALTY LIMITED PARTNERSHIP OF OHIO**FILED****Feb 06, 2025****Secretary of State****1128106614CC****Current Principal Place of Business:**27500 DETROIT ROAD
SUITE 300
WESTLAKE, OH 44145**Current Mailing Address:**27500 DETROIT ROAD
SUITE 300
WESTLAKE, OH 44145**FEI Number:** 34-1667030**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**

Electronic Signature of Registered Agent

Date

General Partner Detail :

Document #	P39954
Name	CARNEGIE MANAGEMENT AND DEVELOPMENT CORP.
Address	27500 DETROIT RD, SUITE 300
City-State-Zip:	WESTLAKE OH 44145

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JONATHAN KHOURI**GENERAL COUNSEL /
AUTHORIZED AGENT**

02/06/2025

Electronic Signature of Signing General Partner Detail

Date