



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

P&Z#: 25-17000012

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

## Development Application

**Project Type:** Special Exceptions

**Submission #:** SPEX-2025-23

### Site Data

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

### Applicant

### Landowner (Owner of Record)

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

### ePlan agent (if different):

<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	



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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.I).

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:** Arianna Samuel

**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:

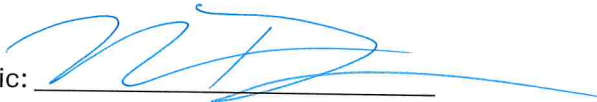
Jonathan Khouri

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

(☒) He/She is personally known to me or

( ) Has presented identification

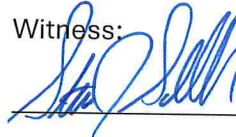
Signature of Notary Public:



Print Name:

Michael David

Witness:



Date:

10/23/2025

Date:

October 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

**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