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March 16, 2022

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

RE: Site Plan Revision, IOV Truck Terminal (Previously, Paramount Park- 1501 NW 18 ST, 484227530010); PZ#20-12000040

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant SNL IOV POMPANO BEACH OWNER, LLC in pursuit of a Minor Site Plan Revision for the above-referenced property. The project received Minor Site Plan approval by the DRC on February 4, 2021 for a truck terminal development a 4.1-acre site in the I-1 General Industrial zoning district. The use is not changing from what was approved for Paramount Park, which is a Truck Terminal. The accessory building structure was removed from the site plan as it was not required by the end-user. The end-user is a logistics operator and will be parking trucks on site. Hours of operation will follow suit of that of normal trucking carriers. There will be no maintenance or repair done on site.

While the use of the property is not changing, the site and landscaping need to be changed slightly to better accommodate truck maneuvering on the site. Additionally, ownership has changed and thus necessitating a resubmittal of applications. The design team is also the same for the project.

Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan Revision, as the new owner is eager to finalize construction. The project has submitted a grubbing permit to get started.

Please do not hesitate to contact me with any questions.

Paola A. West, ISA-CA, CFM  
*Senior Land Planner*

**DRC**

PZ20-12000040  
4/20/2022