

**PROJECT NARRATIVE****PZ25-12000010: MINOR SITE PLAN - 980 SW 12TH AVENUE****JOEFRAN INVESTMENTS LLC****Original Submittal: April 2, 2025****Resubmitted: August 20, 2025**

JOEFRAN INVESTMENTS LLC ("Petitioner") is the owner of the ±0.56-acre vacant property located at 980 SW 12th Avenue (PCN: 494202000570) ("Property"), generally located on the east side of SW 12th Avenue between West McNab Road and Southwest 3rd Street, within the City of Pompano Beach ("City"). Petitioner also owns the adjacent ±0.85-acre parcel located immediately north of the Property, at 956 SW 12th Avenue (PCN: 494202000560) ("Northern Parcel"). The Property and Northern Parcel are designated Industrial on the City's Future Land Use Map and are zoned I-1, General Industrial.

The Northern Parcel is currently developed with a building that can service a wide range of industrial users. Petitioner recently acquired the Property in an effort to provide "accessory" overflow parking to accommodate any prospective industrial tenant's fleet of vehicles. The use of the Property as accessory parking for fleet vehicles associated with an approved business is not considered as "Outdoor Storage" per Chapter 155.4228.A.1.2 of the City's Zoning Code. Petitioner proposes this Minor Site Plan application to incorporate and improve the Property to allow for the accessory parking for fleet vehicles to support the existing industrial building and approved use on the Northern Parcel ("Project"). The Petitioner has drafted a unity of control document which once recorded will connect the properties as it relates to the use and this Minor Site Plan upon approval by the City.

Pursuant to the Pompano Beach Zoning Code ("Code") Section 155.2407(E), an application for a Minor Site Plan shall be approved on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The Project is consistent with the land use designation in the comprehensive plan. The Property is designated Industrial on the City's Future Land Use Map. The comprehensive plan defines "industrial uses" to mean the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products or materials. The Petitioner intends to lease the combined parcels to an end industrial user that provides services consistent with the Industrial land use designation. Future Land Use Element Objective 01.23.00 in the comprehensive plan seeks to expand the economic base of the City by continuing to support the

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industrial and manufacturing sectors. Furthermore, Policy 01.03.13 of the Future Land Use Element calls for future industrial land uses to be located with access to major transportation facilities including highways, airports, railroads, and seaports. The Property is located directly to the east of Interstate 95 and is proximately located in between two access points, Atlantic Boulevard and Cypress Creek Road. Approval of the Project will help support any future tenant and their industrial use of the Property and will ultimately allow said future tenant to better service the City and surrounding communities, demonstrating consistency with the comprehensive plan.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code;

The Project complies with the General Industrial zoning district as well as the use, intensity and dimensional standards of this Code. The intent of the General Industrial zoning district is to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses—but not heavy or hazardous manufacturing processes. Petitioner furthers the intent and purpose of this district by submitting this Minor Site Plan application to further expand and support industrial uses of the Property. The Project will support the future business on the Northern Parcel and will not overburden the Property or surrounding area as it is not a heavy or hazardous use.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

As reflected through the minor site plan application, the Project complies with all applicable development standards of this Code. Additionally, there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801. The purpose of this section is to promote sustainable development practices as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents. More specifically, it is intended to require new development to use a basic level of site and building design options that conserve energy, promote a healthy landscape, support public health and safety, and otherwise increase the development's sustainability—to provide incentives to encourage even greater use of sustainable development practices. This Project is a low-intensity use with minimal impact on the surrounding environment and will promote a healthy landscape while also being environmentally friendly. The

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Project will further be developed using sustainable development to minimize any negative environmental impacts.

4. *Complies with all other applicable standards in this Code;*

The Project complies with all other applicable standards in this Code.

5. *Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;*

The Project complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

6. *The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;*

The application will meet the level of service standards within the City.

7. *Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;*

The Property is located on an arterial roadway. As noted, the Property is a vacant and unpaved parcel. Approval of this Minor Site Plan application will improve the Property and provide paving and drainage to support the existing and approved tenant on the Northern Parcel. These improvements will thereby provide safe, adequate, and paved vehicular access to support the Property as identified on the Broward County Trafficways Plan.

8. *Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;*

Not applicable as the Property is not within a Broward County Wellfield Protection Zone.

9. *Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;*

The Project complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. The CPTED Security Narrative and Affidavit is included in this Minor Site Plan application submittal.

10. *Complies with adopted Fire Codes and Standards per City Code Section 95.02;*

The Project complies with adopted Fire Codes and Standards per City Code Section 95.02.

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11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

Not applicable as the Property is not near any environmentally sensitive lands as indicated on the Broward County Environmentally Sensitive Lands Map.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

Not applicable as the Property is not located along one of the listed corridors included in the study.