



ABBOT STUDIOS

April 30, 2026

Scott Reale
City Of Pompano Beach
Planning and Zoning Department
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Reece
 2250 N. Andrews Ave.
 Pompano Beach, FL 33069
 Permit NO: 23-00007309
 Parcel ID: 8227-26—PARCEL002250

Mr. Reale,

We would like to request a Special Exemption for the property listed above. We would like to add additional outdoor storage as an accessory use to the building. Please refer to building permit number 23-00007309. We currently have been approved for 4, 916 SF of outdoor storage at the rear of the building. We would like to use an additional 15, 044 SF for outdoor storage per the attached site plan.

We feel we meet all of the criteria in the following ways:

- a. This plan is consistent with the comprehensive plan, as no additional buildings will be added, no additional Sanitary Sewer, Solid Waste, Stormwater or Potable Water elements will be added.
- b. We comply with the zoning district (I1) standards, as the business (retail and warehousing) is permitted in the district, as is limited outdoor storage.
- c. We comply with Article 4, Part 3 W Outdoor Storage, as Accessory outdoor storage is permitted in the district. We request an exemption to increase the amount of outdoor storage above the 35% allowed.
- d. As there are no additional buildings or plumbing fixtures, and we will not be modifying existing roadways or access drives, we will not be overburdening the available capacity of existing public facilities and services.
- e. The location of the building and surrounding paved lot to be used for outdoor storage is not within a mile of any other zoning districts. All surrounding buildings are warehouse, distribution and retail businesses. All parking for this location is off street and building has off street loading zones, so traffic will not be impeded,
- f. There will be no additional refuse collection, service delivery or signage of any kind added with the additional outdoor storage.
- g. Existing masonry walls and chain link fence surround the property.
- h. All additional outdoor storage will be on existing asphalt/concrete paving. There will be no impact on water, air, scenic or other natural resources.
- i. Existing ingress and egress and traffic flow will be unaffected by the addition of the outdoor storage.
- j. The additional outdoor storage will all be on the existing property and will not affect neighboring properties.
- k. The addition of additional outdoor storage allows more product to be carried on site, relieving the need for long lead times while waiting for additional product.
- l. The additional outdoor storage complies with all relevant city, state and federal laws and regulations

- m. All neighboring properties within the one-half mile radius are in the Industrial Zone and all are similar in nature.

If you have any questions or comments on this issue, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Adam DeSutter". The signature is written in a cursive, flowing style.

Adam DeSutter
Director of Retail Production

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