



**Blossman Gas of Louisiana, Inc.
Variance Request Application
Proposed Propane Storage Facility
261 S. Andrews Avenue**

December 11, 2025

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Variance for Fence Screening Height for Outdoor Storage, Propane Storage Facility

Justification Narrative for Variance Review Standards:

NOTE: The proposed screening fence is proposed as a semi-transparent 8-foot-high metal picket fence, which is mandatory due to CPTED requirements and to satisfy BSO and City DRC comments. The **requested variance is for fence height relative to outdoor storage materials**. A CPTED waiver is requested to provide for a metal picket fence instead of opaque or masonry wall. Please see attached statement from BSO (**Attachment #1**) and CPTED waiver request (**Attachment #2**).

Background

Blossman Gas of Louisiana Inc. currently owns the 0.79+/- acres vacant lot located at 261 S. Andrews Avenue ("Property") in the City of Pompano Beach ("City"). The Property is zoned Industrial ("I-1") with a land use designation of Industrial. Blossman Gas of Louisiana, Inc. ("Blossman") is the owner of the Property and is proposing to develop the property for a propane storage facility. Blossman is the largest family-owned business in America and is dedicated to providing customer service and family-values of a small company. Blossman has been providing their high-quality services to their customers for nearly 70 years and desires to bring its business to the City of Pompano Beach.

Petitioner's Request:

The Applicant Landowner is requesting a VARIANCE from Section 155.4228.A.3.a.i [Outdoor Storage Screening Standards] of the Pompano Beach Zoning Code in order to allow an 8-foot screening fence in lieu of a taller structure and to permit mounded underground propane storage tanks to extend above the height of the required screening fence or wall.

Zoning Code Section	Required	Provided	Variance Request
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155.4228.A.3.a.i	Outdoor storage must be enclosed with a maximum 8-foot screening fence. Materials must not exceed height of screening fence.	8-foot metal fence. Material stored 14 feet above grade.	6 feet of difference between top of materials and top of screening fence.
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Justification Narrative

The Applicant/Landowner requests the Development Services Director to recommend approval of the Variance, justifying the review standards of 155.2420.D as follows:

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;*

There are extraordinary and exceptional conditions on this site due to:

- 1. The location being the most feasible for propane storage, as exemplified by the same propane storage uses existing on three sides of the subject property going back to 1965. ([Broward County](#))**
- 2. The realignment of S. Andrews Avenue about 10 years ago, which resulted in an irregular lot shape and removed approximately 35 feet from the north property frontage and 17 feet of the south frontage. The result was an approximately 10% lot size reduction from when the lot was originally platted and zoned for industrial use.**

The tanks are undergrounded per code, however industry standards require the tanks to sit on level ground, as the mechanisms needed to the fill distribution trucks must flow out horizontally from the bottom of the tank. This results in “mounded” or earth-covered tanks being elevated about 6 feet higher than the 8-foot maximum height of screening fences. All site design and procedural alternatives have been exhausted besides the present proposal, including a Variance request for above-ground tanks, and a semi-underground tank design, all of which proved infeasible.

- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;*

No actions of the landowner contributed to any exceptional or extraordinary conditions.

- c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would*



effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;

The physical conditions mentioned in a., above restrict the property's use for propane storage due to the irregular shape and frontage, and due to the required height of mounded propane tanks. Applying the code to the land requires undergrounded tanks, to which the Applicant has complied by earth-mounding the tanks. The site plan organizes all site features including retaining walls, truck access, security fencing, stormwater retention, and landscape to meet all other code applications besides screening and height of materials.

d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

No special privilege is conferred to the owner by granting the variance. The proposed variance would improve conditions compared to similarly situated adjacent properties immediately to the south and west but, and provide safer undergrounded tanks. The surrounding similar properties, unaffected by the historical changes, have above ground tanks with no visual screening.

In exhausting other design alternatives, the applicant finds that the variance for above ground tanks and 8-foot metal fencing is necessary to accommodate two proposed tanks which have a similar setback from the S. Andrews Avenue frontage as neighboring properties. This keeps them 130+ feet from moving vehicles and limits visual impacts.

e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

The requested variance is the minimum necessary for reasonable use of the land as the tanks cannot be feasibly placed underground and are required to be on-grade to fill distribution vehicles. This results in tank mound elevations 6 feet above the 8-foot maximum screening fence height. There is no other way to provide for this industrial use on an industrially zoned lot in this location.

The tanks meet city requirements for undergrounding/mounding. Although the screening fence is required to be transparent due to BSO and CPTED requirements, trees located in required buffers will be installed 14 feet above grade, the same elevation of the top of the mounds and 20 feet apart, providing a continuous plant material screen that will soften any visual impacts.

f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;



The Applicant finds the requested variance is in harmony with the purpose and intent of City Code, which is to provide for sufficient use of industrial lands while improving their appearance from rights-of-way and neighboring areas. The proposed variance fulfills this intent by proposing a site plan that develops a vacant lot while also improving the Andrews Industrial District's safety and visual appearance through landscaping and screening to a higher standard than older adjacent development.

g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

The request for variance will not adversely affect the health or safety of those living or working in the neighborhood. Mounded propane tank storage is safe and less detrimental to public welfare than exposed tanks. The Variance and CPTED waiver will allow an outdoor storage use that provides energy services to the community. The Variance to maintain an 8-foot metal screening fence allows fire, EMS, or law enforcement officials to visually monitor the area in case of trespassing, vandalism, or other threats.

h. The Variance is consistent with the comprehensive plan.

The proposed variance request complies with the Comprehensive Plan based on the following findings:

1) The proposed request meets the City's intent to reduce instances of inconsistent land uses by locating similar industrial uses together and away from unlike uses and residential areas as envisioned by the City's Future Land Use Plan. The proposal complies by implementing the following Objectives and Policies:

Objective 01.03.00

Inconsistent Land Uses. Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

Policy 01.03.08

Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive, odors, traffic and parking impacts.

The proposed request implements this policy by proposing a landscape plan that limits any adverse visual impacts or traffic impacts to surrounding areas. *There are no residential uses within 1,600 feet.*

Policy 01.03.13



Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

The City's Future Land Use Map (FLUM) envisions the Andrews Industrial District as the most appropriate area for the proposed use and site plan. The proposed request allows for and is consistent with the Comprehensive Plan by locating a similar, transportation-based industrial use that relies on major transportation corridors in an Industrial Future Land Use area.

2) The proposed request implements the following Economic Development objectives and policies:

Objective 01.23.00

Economic Development. Expand the economic base by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

Policy 01.23.01

To create balanced communities, encourage the expansion of neighborhood-serving retail and office uses in areas dominated by the industrial, and manufacturing sectors if appropriate to better serve the local community.

The proposed request promotes economic development while bolstering the health and safety of the community by supplying an energy amenity in propane gas that directly benefits residents and businesses. The proposed request allows for a service that is accessible in an emergency by offering a safe and accessible energy delivery service during power outages.

Dave Dixon, AICP
Principal Planner

Calvin Giordano & Associates
1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316
Office: 954.921.7781

From: [Russo, Anthony](#)
To: [David Dixon](#); [Cappellazo, David](#)
Cc: [Scott Reale](#)
Subject: RE: Blossman Gas propane storage facility statement request
Date: Wednesday, December 10, 2025 10:02:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good Morning. Mr. Dixon,

Regarding your application for a variance, The Pompano Beach Zoning Board of Appeals is aware of the benefits of applying crime prevention measures. Natural Surveillance is a key CPTED strategy & incorporating transparent fencing will facilitate this necessary visibility especially for sites considered to be Critical Infrastructure in the Energy Sector.

Having clear site lines helps to reduce vulnerabilities while simultaneously providing for early warning detection for potential threats to this installation This is an important tactical advantage for the benefit of law enforcement as well as the legitimate users of the site to have greater visibility for any significant events or life safety issues that may necessitate an emergency response.

It's also worth noting that this area of S. Andrews Avenue is routinely traveled by first responders as well as city workers which helps to increase the overall passive surveillance. The adjacent propane gas facility already benefits from this added monitoring due to its transparent fencing.

You might want to consider reaching out to Pompano Beach Fire Rescue to obtain additional input.

All the best & thank you for your consideration.

Respectfully,



Deputy T. Russo ccn 9527

Pompano Beach / District 11
CPTED / CORE Unit
Broward Sheriff's Office
100 SW 3rd Street
Pompano Beach, FL 33060
(954) 786-4201

Please note that Florida has a broad public records law and all correspondence to me via email may be subject to disclosure.

www.sheriff.org





**Blossman Gas of Louisiana, Inc.
CPTED Plan and Narrative
Proposed Propane Storage Facility
261 S. Andrews Ave**

DRC Date: November 19, 2025

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Request for CPTED Waiver to Type C Buffer Requirements

This letter requests a waiver to the Type C buffer requirement to provide an 8-foot metal fence rather than the required 8-foot opaque wall in response to Broward Sheriff's Office comment #11 from the July 2, 2025 DRC meeting:

"Please ensure 8-foot-high fencing is installed around the entire site & update CPTED Narrative to reflect the same information."

Requirement requested to be waived:

Table 155.5203.F.3: Required Buffer Types and Standards

Type C Buffer, Option 1

At least 25 feet wide + A **wall or opaque fence at least 4 feet high atop a berm at least 4 feet high.**

Alternative fencing provided:

8-foot metal picket fence along the Type C buffer on the east property frontage.

Justification:

The BSO committee member noted in this case abundant visual surveillance is hampered by the opaque wall requirement. The metal fence was determined to be adequate to increase security while also increasing law enforcement or emergency responder's ability to monitor the property.