



November 3, 2022

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954.786.4679

RE: Martin Brower (MSP-2022-18) – Justification Statement

On behalf of Lone Oak – Pompano, LLC, Schmidt Nichols respectfully requests approval for a Minor Site Plan amendment to the property located at 1661 NW 12th Avenue, Pompano Beach.

The proposed amendments are as follows:

1. Create new passenger vehicle parking within the center of the property to allow for additional truck/trailer staging and parking spaces.
2. The proposed truck/trailer spaces will be directly across from the loading zones which abut the east building façade.
3. Increase the number of truck/trailer parking spaces along the north property line to accommodate additional need on-site.
4. Provide fire turn around at the northwest corner of the site pursuant to Fire Department review.
5. Update landscape plan to accommodate proposed modifications.
6. The existing building is not impacted as part of this application.

The applicable documents and plans have been provided for review herein.

You may reach me at the numbers listed below or via email at jnichols@snlandplan.com.

Thank you

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Nichols'.

Josh Nichols, LEED AP