



**Blossman Gas of Louisiana, Inc.
Minor Site Plan Application
Proposed Propane Storage Facility
261 S. Andrews Avenue**

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

Re: Minor Site Plan and DRC #3 Resubmittal for increased tank elevations.

Project Narrative:

This DRC resubmittal is for DRC approval of a revision to previous submittal with increased underground tank elevations due to engineering requirements.

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.

Project Description:

The proposed project is to develop a propane bulk plant and storage facility. Propane gas will be onloaded and stored at the subject property in underground tanks to be sold in bulk. Propane gas plays a major role in powering the region with its wide range of uses and products, including in transportation, commerce, industry, farming, recreation, domestic heating and cooking, and to provide fuel and power during emergencies.

The project fulfills a demonstrated need for a public amenity as there are currently very few propane storage facilities citywide.

Project Details:

The proposal includes:



- Two mounded underground bulk propane storage tanks.
- Above-ground fuel filling equipment.
- Trees, shrubs and landscaped areas that meet or exceed minimum City Code standards and are designed to visually buffer industrial storage uses from private parcels and the S. Andrews Avenue right-of-way.
- On-site stormwater management system including dry retention areas and swales.
- Perimeter buffering meeting City Code standards and minimizing impacts to surrounding properties.
- Narrative and plan to satisfy CPTED standards including security fencing to ensure public safety by securing equipment, vehicles, or materials.
- Loading areas surfaced with impervious or equivalent hard, dustless, and bonded surface material with curbing and parking to assist truck movement, access, and fill-up.

Operations: Truck delivery drivers will open a gate, drive into the fueling/delivery area, and operate the equipment. No employees will remain on site and there are no structures with indoor space. Two loading areas are proposed for delivery truck fueling and one loading space is proposed for a tanker truck, allowing adequate space and ingress/egress from S. Andrews Avenue. The facility is intended to be operated by drivers who arrive individually.

Context and Surroundings: Located in the Andrews Industrial District, the proposed outdoor storage use is consistent with surrounding uses as the site is located adjacent to parcels with above-ground propane tanks to the south and southwest of the subject property.

Historic aerials demonstrate the proposed project and use is consistent with the character of surrounding areas which have been industrial for over 60 years. The site has been vacant for ten years after industrial buildings were demolished in 2014 to realign Andrews Avenue across the property causing a reduction in parcel area. This has changed the subject property's utility as industrial-zoned land.

Irrigation, Landscape, and Tree Survey: All existing trees are verified to be invasive or non-native and will be removed. Locations of existing trees were located on the survey, which information was provided for the locations on the Landscape and Tree Disposition and Survey sheet L-1. Irrigation is proposed to be provided by a well within the secure area, all required permits will be secured as part of project approvals.

Water and Sanitation Plan: The proposed Minor Site Plan does not require nor propose water and sanitation infrastructure, as there are no on-site employees, occupiable indoor space, parking areas, or restrooms.



The following provides a brief narrative response to describe the proposal's compliance with development review standards. (Applicant response in **Bold**)

1. Is consistent with the comprehensive plan;

The City's Comprehensive Plan Industrial land use category provides for activities which are connected to manufacturing, assembly, processing or storage of products and goods. The proposed facility fits within the purpose of the Industrial land use designation as well as the I-1 zoning district which was established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development and other industrial uses. The following goals, objectives, or policies apply specifically:

1) The application 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 nearby.*

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.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

All use standards, including as granted by the Special Exception for Outdoor Storage as a primary use, will be compliant. The owner intends all district and dimensional standards to be compliant and will be verified through the development review process.

3. Complies with the applicable development standards of this Code (Article 5);

It is the intent of the owner to develop the industrial site in compliance with all applicable development standards for an industrial storage facility in the I-1 zone district.

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

It is the owner's intent, once the DRC approval process is completed, to fully comply with all building code requirements and work with plan review staff to ensure full code compliance with City, State, and any other building codes and standards.

5. Complies with all requirements or conditions of any prior applicable development orders;

A Special Exception was approved at the April 16, 2024, Zoning Board of Appeals meeting and a Development Order granted May 22, 2024. The proposed minor site plan is consistent with this approval. No comments were provided by the ZBA on the Special Exception.



6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

The proposed site plan and outdoor storage use does not include any habitable structures, does not require water or sewer, does not increase demand for water supply or sanitation, does not have on-site employees, and should not have impacts to vehicle trip generation. The owner intends seek all necessary approvals for concurrency.

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 Minor Site Plan proposal is to develop a propane storage facility where distribution trucks may pull in and out of a gate-secured facility off of S. Andrews Avenue, identified on the Broward County Trafficways Plan as a 110' R/W. The proposed site plan will meet all applicable traffic standards. This includes staging areas for trucks to pull off S. Andrews Avenue and safely operate the gate for both ingress and egress while not impacting any vehicular traffic.

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

The proposed development will comply will all multi-agency hazardous material licensing and is not in any wellfield protection zones per the Broward County Wellfield Protection Zones map.

9. Complies with CPTED standards for natural surveillance, natural access control, territorial reinforcement, and maintenance.

There are no structures on-site, therefore the site plan emphasizes natural safety, visibility, surveillance, and access by providing open visuals and fencing to maximize natural surveillance while mitigating visual impacts. Emergency access controls are provided through a Knox box. See sheets SP-2 LIFE SAFETY & C.P.T.E.D. and CPTED Plan narrative for full description.

This application includes a requested waiver to modify the Type C buffer requirement of an opaque 8-foot wall, instead proposing a 8-foot metal picket fence to increase direct visual access to equipment inside secure fence areas.