

THE ZONING BOARD OF APPEALS  
CITY OF POMPANO BEACH, FLORIDA



Date: December 1, 2025

Landowner: Broward Realty Ltd Prtnr Ohio  
Case No.: 25-17000012  
Address: 1621 Blount Road  
Zoned: I-1 (General Industrial)  
Folio(s): 484228090020

**Legal Description:**

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N.0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'16"W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S.89°58'06"W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOTS 1 AND 2: (1) THENCE S.18°11'52"E. 18.36 FEET; (2) THENCE S.46°05'20"E. 222.72 FEET; THENCE N. 89°58'06"E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS-ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**REQUEST:**

The Applicant Landowner is requesting **SPECIAL EXCEPTION** approval as required by Section 155.4228(A)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code to utilize the subject property (I-1 zoning district) for Outdoor Storage (as a principal use).

\* \* \* \* \*

**ORDER**

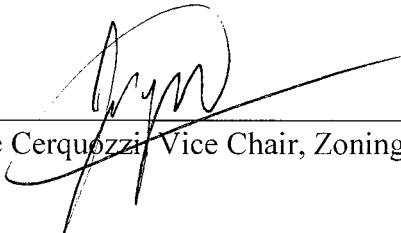
**WHEREAS**, upon presentation of the Applicant's request for a Special Exception at the public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the hearing, the Board finds that competent substantial evidence was presented to satisfy the criteria for granting the Special Exception in order to utilize the subject property (Zoning District: I-1) for Outdoor Storage (as a principal use).

**THEREFORE**, the Applicant's request for the above Special Exception is **GRANTED**, conditioned on the applicant fulfilling the following:

1. The applicant shall obtain all necessary governmental permits and approvals, including, but not limited to, Site Plan approval, Zoning Use Certificate, and Business Tax Receipt, prior to commencement of the use.
2. The development shall be constructed in substantial compliance with the conceptual site and landscape plans submitted as part of this application, subject to further technical review and approval during the Site Plan review process.
3. Outdoor storage activity must remain fully screened at all times and be located on a properly paved surface.
4. Materials shall not be stored higher than the height of the screening.
5. The applicant shall submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area, fire department access and water supply to the site before area use.



This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on November 20, 2025.

  
Joe Cerquozzi, Vice Chair, Zoning Board of Appeals

Filed with the Development Services Department this 11th day of December, 2025.

  
Meredith Rollins, Assistant Planner, Development Services

*A party aggrieved by a final decision by the Zoning Board of Appeals as provided in City Code Section 155.2424, may petition the Circuit Court for issuance of a Writ of Certiorari in the manner and within the time provided for the Florida Rules of Appellate procedure.*