



October 29, 2025

David Recor, Development Services Director
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: PZ25-12000040: Minor Site Plan - Outdoor Storage (Principal Use)

Location: 1621 Blount Road, Pompano Beach

Parcel ID #: 484228090020

Dear Mr. Recor,

Introduction: On behalf of the property owner (BROWARD REALTY LTD PRTNR OHIO) and the applicant (JC IOS ACQUISITIONS LLC), KEITH, is requesting minor site plan approval for an industrial outdoor storage project located at 1621 Blount Road. The applicant acquires, develops, leases, and manages industrial outdoor storage sites nationwide. They serve tenants from small maintenance shops to multibillion-dollar equipment rental firms and intends to utilize the property for outdoor storage of materials.

Project Background

The existing site is generally located along the west side of Blount Road, between Copans Rd and Martin Luther King Jr Blvd. The site is bound by the Florida Turnpike right-of-way to the west, existing industrial development to the north, existing industrial development to the south, and Blount Road to the east. The project site consists of 1.89 acres within the City of Pompano Beach, Broward County Florida.

The site includes an existing 9,246 SF one-story warehouse approved and built in 1990/1991 as a vehicle emissions inspection station (PRA #904692). The property carries a zoning of General Industrial (I-1) and a land use designation as Industrial (I).

The applicant proposes approximately 15,000 sf of outdoor storage which exceed the city threshold for outdoor storage as an accessory use. Outdoor storage as a principal use is allowed by special exception in the I-1 zoning district and warehouse distribution and storage is allowed by right in the I-1 zoning district. The property owner has submitted an application for special exception approval through the Zoning Board of Appeals. The applicant anticipates the special exception to be granted prior to the issuance of the development order for the minor site plan application.

Proposed Project:

In addition to the existing warehouse building, which will remain as warehouse space, the property owner proposes to use a portion of the existing pavement at the rear of the property for outdoor storage of materials. The existing building naturally provides screening from Blount Road. Perimeter landscape will follow perimeter buffer standards of section 155.4228.A.3 to the most practical extent possible. New interior parking islands and a restripe of the existing parking spaces onsite will be provided in front of the building. The site plan presented

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complies with minimum parking, overall pervious, and VUA landscape requirements of the land development code.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence to the City to support the development as proposed.

Per the City of Pompano Beach, an application for a Minor Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec155.2407.E

1. *Consistent with the land use designation in the comprehensive plan.*
The Land Use Designation for this site is General Industrial (I-1). The proposed development is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Policy 01.03.13 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources

Description of Industrial Use in the Comprehensive Plan

Objective 01.23.00 – Economic Development Expand the economic based 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.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);
The Applicant has assembled a design team which is familiar with the City of Pompano Beach land development code. The design team believes the proposed project fully meets the requirements of the code as much as feasibly possible.
3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;
While not required to comply with this code section, the project will implement best management practices with current construction methods as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents.
4. Complies with all other applicable standards in this Code;
The proposed site plan follows all other applicable standards of the Code, including fire access, NFPA requirements for outdoor storage, site lighting, access, circulation, parking, and loading.
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;
The development order associated with this project is PRA 90-00004692. The applicant believes

that the site is in compliance with this development order. The applicant also expects to be issued a new development order based on the new proposed use.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the minor site plan.

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;

This project will be designed to provide safe, adequate, paved vehicular access to Blount Road, which is under City Jurisdiction.

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

The project site is located within a wellfield protection area per Broward County Wellfield Protection Zones and Contaminated Sites Map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

As a part of the minor site plan application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The site is not located within the boundaries of a transportation corridor study. The proposed project is located more than 1.25 miles from the Atlantic Blvd. Corridor Study Area.

The Project Design Team looks forward to discussing and presenting this Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner I / KEITH