

October 22, 2025

Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Special Exception for Outdoor Storage as a Principal Use

Location: 1621 Blount Road Pompano Beach, Florida 33069

Parcel ID #: 484228090020

Dear Zoning Board of Appeals,

Introduction:

On behalf of the property owner (BROWARD REALTY LTD PRTNR OHIO) and the applicant (JC IOS ACQUISITIONS LLC), KEITH, is requesting approval of a special exception for outdoor storage as a principal use for the property located at 1621 Blount Road. The applicant provides outdoor storage solutions to its tenants 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 existing site features include an existing one-story warehouse building approved and built in 1990/1991 as a vehicle emissions inspection station (PRA #904692). The development team has submitted a conceptual site plan showing the intended reuse of the site. The proposed location of the outdoor storage use will be at the rear of the property, screened by the existing building from the right-of way frontage. Perimeter screening will be implemented by the appropriate required buffer types outlined in the outdoor storage use requirements.

Below are the responses to the special exception criteria (Section 155.2406.D) as well as the standards for outdoor storage as a principal use (Section 155.4228.A.3.a). A separate minor site plan application will be concurrently submitted to the City for approval.

A Special Exception application shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

1. Is consistent with the comprehensive plan;

Response: The applicant believes granting the special exception would be consistent with the Pompano Beach Comprehensive Plan. In particular:

- **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 man-made resources.**
- **Description of Industrial Use in the Comprehensive Plan: Industrial land use primarily**

provides for activities which are connected with the manufacturing, assembly, processing or storage of products and goods. Major industrial uses are located in the northwest and southwest portions of the City.

2. Complies with all applicable zoning district standards;

Response: Concurrent with the Special Exception application, the applicant has submitted a minor site plan application which complies with all applicable zoning district standards.

3. Complies with all applicable use-specific standards in Article 4: Use Standards;

Response: The use standards in Article 4 are addressed further within the next section of the narrative.

4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

Response: The applicant believes the storage of materials does not overburden available public facilities. There are practically no demands of water, sewer, parks or schools. Drainage will be retained on-site. The existing roadway system is more than adequate to meet the needs of this applicant and the surrounding industrial area.

5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

Response: The storage of materials is compatible with the general character of neighboring lands. The site is centrally located in the industrially zoned area bounded by Copans Road to the north, Blount Road to the east, West Atlantic Boulevard to the south and the Florida Turnpike to the west. The character in the area includes heavy truck traffic from nearby warehouses and storage yards for various businesses.

6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Response: The storage of equipment will not emit and adverse odor, noise glare or vibration on surrounding lands. As shown on the site plan all service delivery, parking and loading are all performed on-site with no impact to the surrounding lands.

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

Response: As shown on the conceptual site plan, the applicant proposes the necessary mechanical and landscape screening associated with the various perimeter buffer standards of the code for outdoor storage use.

8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

Response: There are no scenic or natural resources in the surrounding area. The outdoor storage is not expected to significantly deteriorate water or air resources. All surfaces for stored items will be properly drained.

9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;

Response: Access to the site is by an existing shared driveway along Blount Road. Blount



Road provides access to numerous industrial buildings along this primarily industrial corridor. All vehicle maneuvering is performed on-site and is shown on the conceptual site plan.

10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

Response: The storing of materials is consistent with the existing surrounding industrial lands and will not affect the property values of the surrounding area nor prevent a neighbor from redeveloping their land. There are no existing incompatible uses adjacent to the site as all immediate adjacent land features the same industrial land use and zoning as the subject property.

11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

Response: The storage of materials is a necessary service for both the construction industry and local business.

12. Complies with all other relevant city, state and federal laws and regulations.; and

Response: The applicant will comply with all relevant city, county, state and federal laws.

13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 ft to a one-half mile radius from the subject site.

Response: As mentioned in Criteria 'e' above, the storage of materials is compatible with the general character of neighboring industrial lands. The site is centrally located in the industrially zoned property bounded by industrial uses. The character in the area includes heavy truck traffic from nearby warehouses and storage yards for various businesses. The site is surrounded by industrial buildings and has no impact on any existing residential development within the area.

Special Exception Uses also have Use-Specific Standards set forth in Article 4: Use Standards. Sec. 155.4228.A Outdoor Storage (as a principal use)

Standards. Outdoor storage as a principal use shall comply the following standards:

a. Perimeter buffer and screening standards

- i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section [155.5302](#), Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Response: As shown on the site plan, all outdoor storage areas will be fully fenced and screened with a minimum 8-foot opaque fence or wall and landscape screening. The height of materials stored will not exceed the height of the screening.

- ii. Perimeter buffers in accordance with Section [155.5203.F](#), Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.

Response: A site plan and landscape plan have been submitted with a subsequent Minor Site Plan Application which will comply with the perimeter buffer requirements, in accordance with Sec 155.5203.F.

- iii. Development Existing on or Before April 27, 1999.

Outdoor storage facilities existing on or before April 27, 1999 shall comply with the following



standards by April 27, 2001. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use.

(A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a landscape plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use:

(1) A fully-opaque fence may be substituted for the wall where required.

Response: Not Applicable.

(2) Any lot on public record prior to June 25, 1991, that is 100 feet or less in width may provide a five-foot wide perimeter buffer between an outdoor storage area and an interior side or street side lot line.

Response: Not Applicable.

(3) Buffer and screening standards shall not apply to a property line abutting an active railroad siding servicing the property.

Response: Not Applicable.

(4) Street trees shall be provided as required by the landscape ordinance.

Response: Not Applicable.

b. Any repair of equipment shall be conducted on a paved surface or within an enclosed building.

Response: Acknowledged. All storage areas proposed consist of a paved surface.

c. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

Response: Acknowledged. All storage areas proposed consist of a paved surface.

d. If the outdoor storage area is covered, the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

Response: Not Applicable. All outdoor storage areas proposed for this site are open to the sky.

e. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

Response: Acknowledged. A note has been added to the conceptual site plan.

f. Materials shall not be stored higher than the height of the screening.

Response: Acknowledged. A note has been added to the conceptual site plan.

Our office looks forward to discussing this Special Exception Application with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner, KEITH

CC: Matt Purlmutter, Jadian IOS
Alex Stahl, Jadian IOS
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