

GMD Investment Properties, Inc.
2401 NW 24th Ave.
Special Exception for
Outdoor Storage

City of Pompano Beach
Zoning Board of Appeals Meeting
September 21, 2023

About the Business

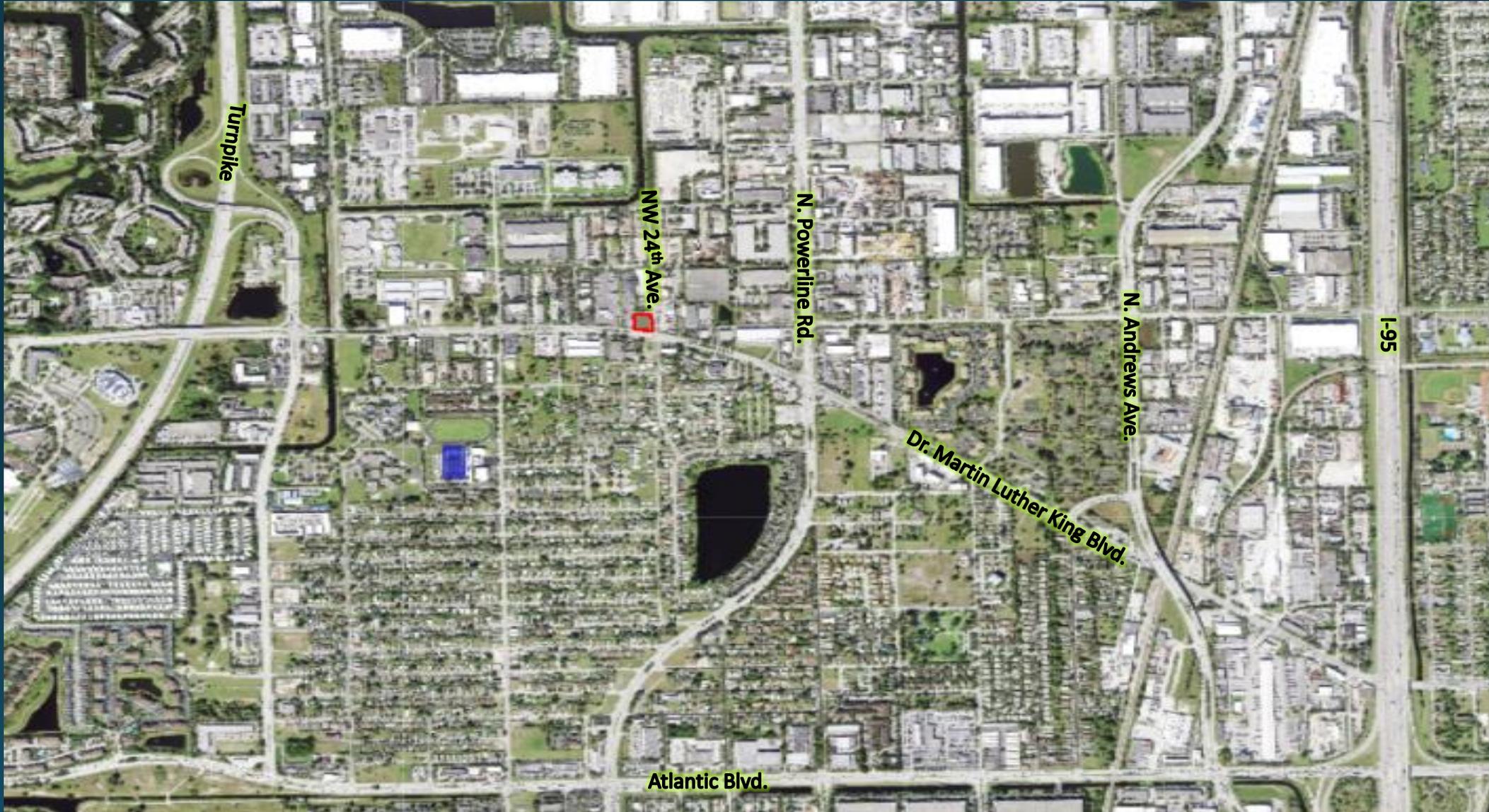
- “TheGarbageLady.com”
- Small, female-owned business that has been operating since 2001 with drivers that have been with the company since day one.
- Roll-off containers for residential and commercial clean-up, construction sites.
- Certified by the USDA for international waste removal in Palm Beach, Broward, and Dade Counties to service cruise ships and to handle destruction unsuitable cargo entering the United States.



Request

- Special Exception approval to allow outdoor storage of empty construction containers and trucks within the I-1 zoning district.

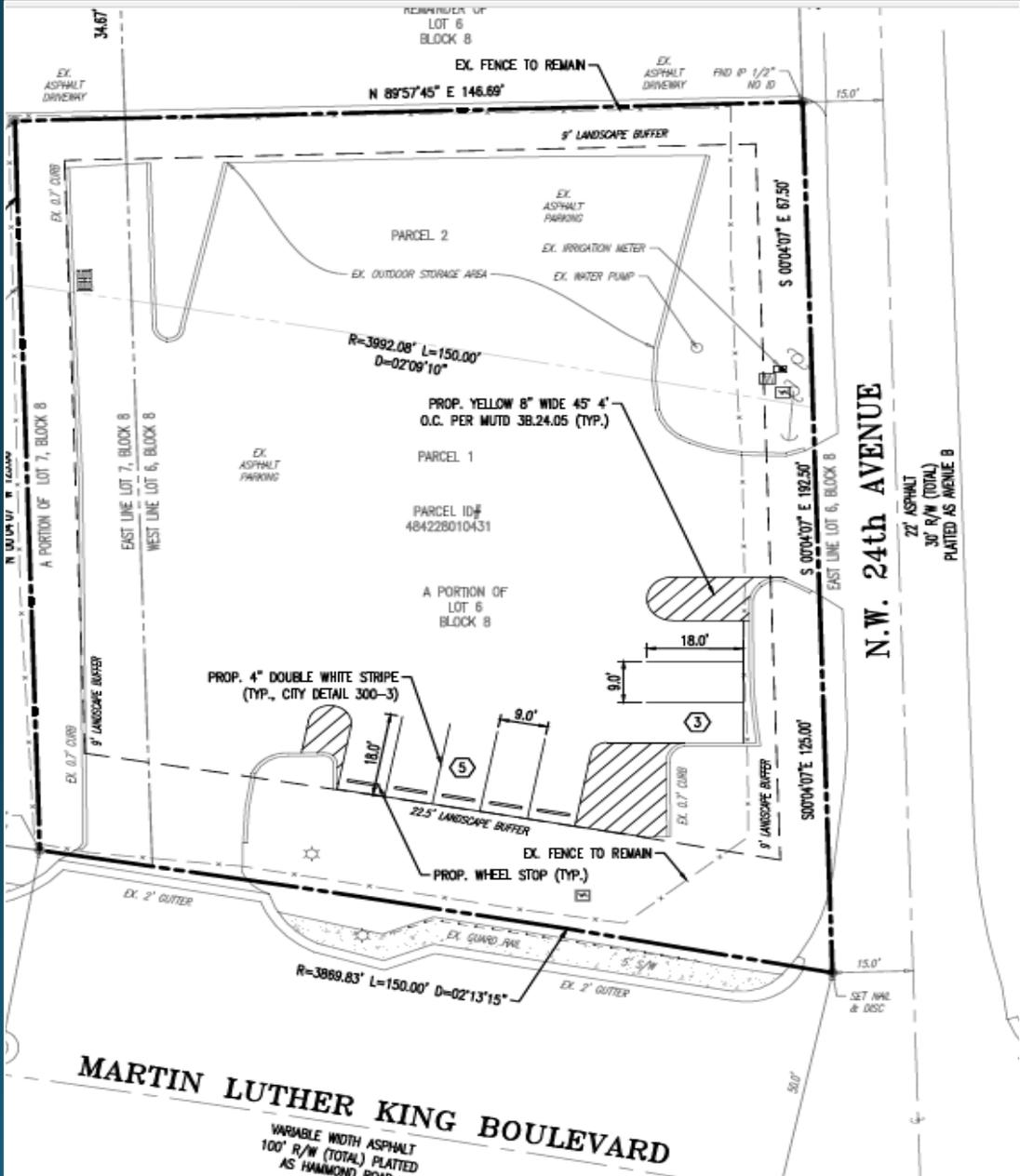
Project Location



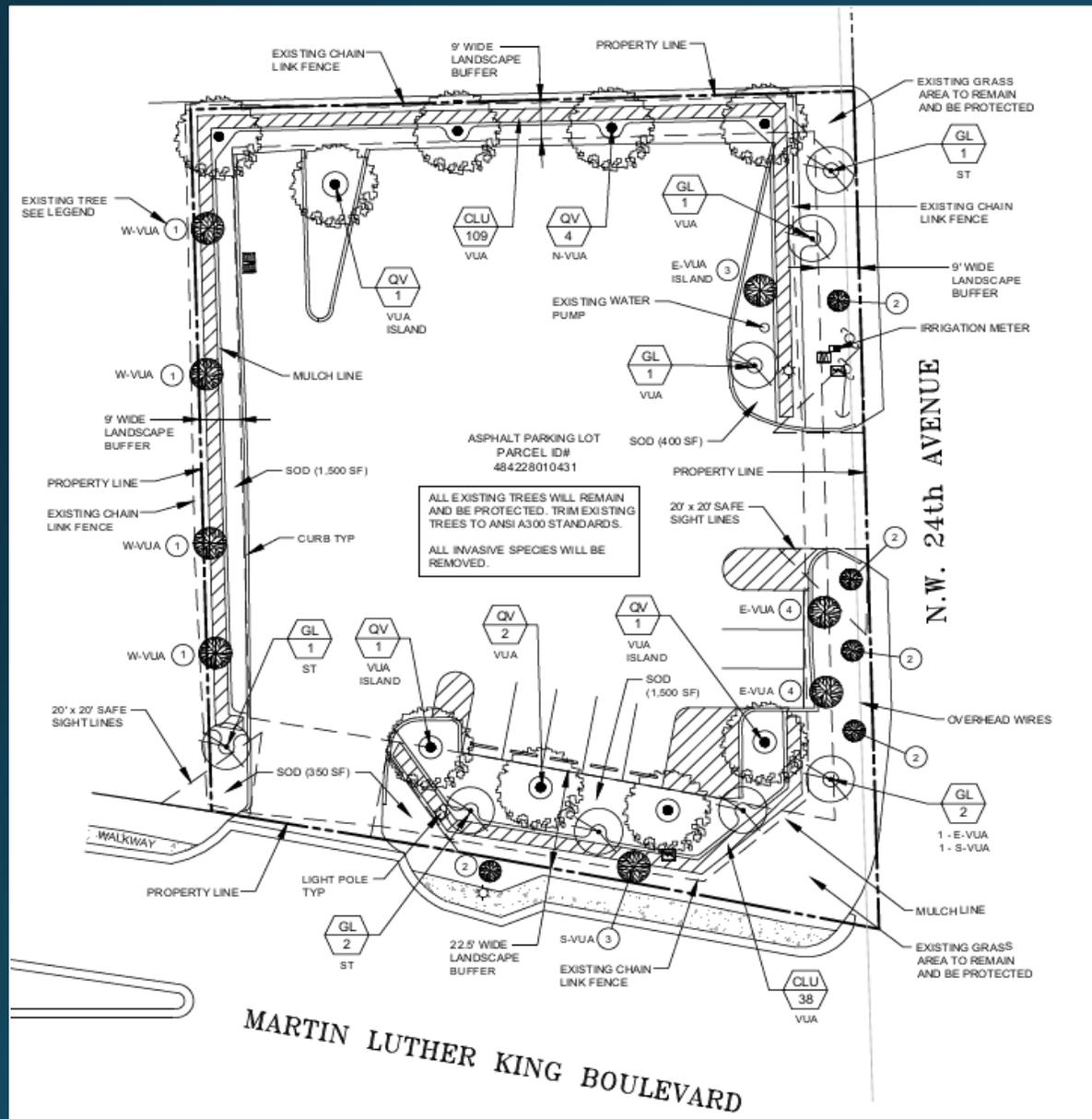
Project Location



Site Plan



Landscape Plan



PLANT SCHEDULE

Quantity	Symbol	Botanical Name	Common Name	Specifications (Minimums)	Native	Drought Tolerance
Canopy Trees						
9	QV	<i>Quercus virginiana</i>	Live Oak	14' Ht. Min., 5' Spr. Min., 3" Cal Min., B&B, OC - As Shown	Yes	High
8	GL	<i>Gymnanthes lucida</i>	Crabwood	10' Ht. Min., 5' Spr. Min., 2.5" Cal Min., OC - As Shown	Yes	High
Shrubs / Ground Covers						
109	CLU	<i>Clusia gutifera</i>	Small Leaf Clusia	36" Ht. 24" Spr, 36" On Center	No	Med
Miscellaneous						
*		FloerMulch - 100% melaleuca	Cocoa Brown Color	3" Min. Cover all Shrub/Groundcover Beds		
3,750 SF	SOD	<i>Paspalum notatum</i>	Argentine Bahiagrass	Sod, Tight Joints, Neat and Even	No	Med

* CONTRACTOR TO VERIFY QUANTITY

Special Exception Criteria

- Per Section 155.2406(D) of the City Code, Applicant must demonstrate that the proposed use is in compliance with the following criteria for Special Exception approval:
 - Is consistent with the comprehensive plan;
 - Complies with all applicable zoning district standards;
 - Complies with all applicable use-specific standards in Article 4: Use Standards;
 - 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;
 - 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;

Special Exception Criteria Continued

- 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;
- Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
- Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 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;
- Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

Special Exception Criteria Continued

- 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;
- Complies with all other relevant city, state and federal laws and regulations; and
- 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 feet to a one-half mile radius from the subject site.

Questions?

Landscape Plan

