



1540 N POWERLINE RD POMPANO BEACH FL 33069

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CCC1330376

SPECIAL EXCEPTION NARRATIVE FOR OUTDOOR STORAGE

Dear members of the Zoning Board of Appeals,

On behalf of VALLE K E PROPERTIES LLC (owner of property) and Tornado Roofing & Contracting, inc. (business located at subject property) we hereby submit this request for special exception to allow outdoor storage as a principal use. This property located at 1540 N Powerline rd. Pompano Beach, FL 33069 is bringing a business to the area that is in harmony with the purpose and intent of the I-1 zoning district, is compatible with the surrounding uses and meets the code requirements for outdoor storage within the I-1 zoning district. Tornado Roofing & Contracting is a small family-owned business that does a lot of work in the city of Pompano Beach. At the moment, our outdoor storage materials consist of some roofing materials (wood, bundles of shingles and some tile for roof repairs). Our company trucks are only stored on the property over night as we use the trucks daily for business. Our ultimate-goal is to upgrade our property by submitting and getting approved for a new addition warehouse permit. This special exception request is to close out our new covered front entry permit (20-3227) which includes new red metal roof covered entry over the front door, new 10 ft high privacy wall at the front of the property (west side) facing N Powerline rd with commercial motorized aluminum slide gates, new paver walk way to the front entry and new sod and curbsides for front portion of property. Zoning will not approve our zoning final inspection until special exception is approved for our outdoor storage.

Per Appendix A of the citys Zoning code, outdoor storage is permitted with special exception approval in the I-1 zoning district which this property is located in and contains a future land use of Industrial according to the citys Future Land use Map. We understand that a Special Exception shall only be approved on a finding that the request as proposed meets the following standards:

A. Is consistent with the comprehensive plan;

The subject property is currently located within the I Industrial Land Use designation. According to the City's adopted Comprehensive Plan, light and heavy industrial uses such as warehousing and accessory office are permitted uses within the I Industrial Land Use designation. The proposed uses are consistent with the land use designation in which they will be located, as well as the adopted comprehensive plan and contains a future land use of Industrial according to the citys Future Land use Map.

B. Complies with all applicable zoning district standards;

The subject property includes Outdoor Storage use as defined in the zoning code. The proposed use is permitted in the zoning district I-1; Outdoor Storage as a principal use is permitted by Special Exception. The property complies with the use, intensity, and dimensional standards of the code. It is important to note that this property has previously been approved for special exception for outdoor storage by a previous owner and as such is currently configured to meet the zoning district standards.

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

We are providing an already city approved site plan under permit 20-3227 and a conceptual landscape plan that are in compliance with the use standards listed for outdoor storage uses.

D. 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;

The subject property will not negatively impact the capacity of existing public facilities as this special exception request is for outdoor storage use only in the I-1 zoning district.

E. 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 of this standard shall include, but not 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;

The property is compatible with the surrounding uses and general industrial character of the I-1 zoning and Industrial future land use. There are several other parcels in the area that are currently being used for outdoor storage of vehicles and other heavier industrial uses. This location is ideal for this type of use as there is no residential nearby. Therefore, this property is completely compatible with the general character of the entire neighborhood.

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

This property will not cause adverse odor, noise, glare or vibration impacts on the surrounding properties. The purpose of this Special Exception request is to allow the outdoor storage of some roofing materials and company vehicles parked over night while not in use. Absolutely no work will be done on site. Therefore, there will be no adverse odor, noise, glare, vibration or impacts on surrounding lands, etc. The neighbor to the north is Morrow Crane which has an industrial crane storage and repair yard use is approved. The neighbor to the east is Penske's storage yard for their rental trucks. 15 th Street is to the south. Powerline Road is on the west side.

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

We are submitting an already city approved site plan under permit 20-3227 and a conceptual landscape plan with this submittal that demonstrates compliance with the buffer requirements listed in the use standards section of the code for outdoor storage.

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

There will be no change or introduction of activities which will negatively affect water, or air resources, scenic resources, or other natural resources.

I. 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;

The existing ingress and egress points on the property will not be modified with this request. The site plan shows the positioning of the building and the storage areas, parking and provided safe and convenient ingress/egress and traffic flow on this site.

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

As stated previously this property is located within an industrial area of the City where these types of industrial uses are intended to be located. This site has complied with all of the City's zoning requirements which are designed to protect the property values and uses of the adjoining industrial sites and has a current approved site plan.

K. Fulfills a demonstrated need for 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;

This business fulfills a need to provide roof repair, complete roof replacements and new addition construction services to residential and commercial property owners alike throughout the city of Pompano Beach and Broward County. Industrial uses such as this are needed to meet the demands of construction related fields and it is vital that municipalities provide areas that are zoned appropriately for these types of uses. This property is located in such an area and serves a public need.

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

This property complies with all other laws and regulations.

M. 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.

As stated above, this property is located within an area intended for industrial uses such as this. The character of the surrounding properties within a one-half mile radius are mostly industrial in nature with no residential use located within that radius.

VALLE K E PROPERTIES LLC

Tornado Roofing & Contracting,inc.



1540 N Powerline rd. Pompano Beach, FL 33069

500' radius