

# G O L D L E A F

Special Exception for  
Medical Marijuana Treatment  
Center (MMTC) Related  
Industrial Establishment

**City of  
Pompano Beach**

**Zoning Board of  
Appeals Meeting**

**November 16, 2023**

# Gold Leaf Florida

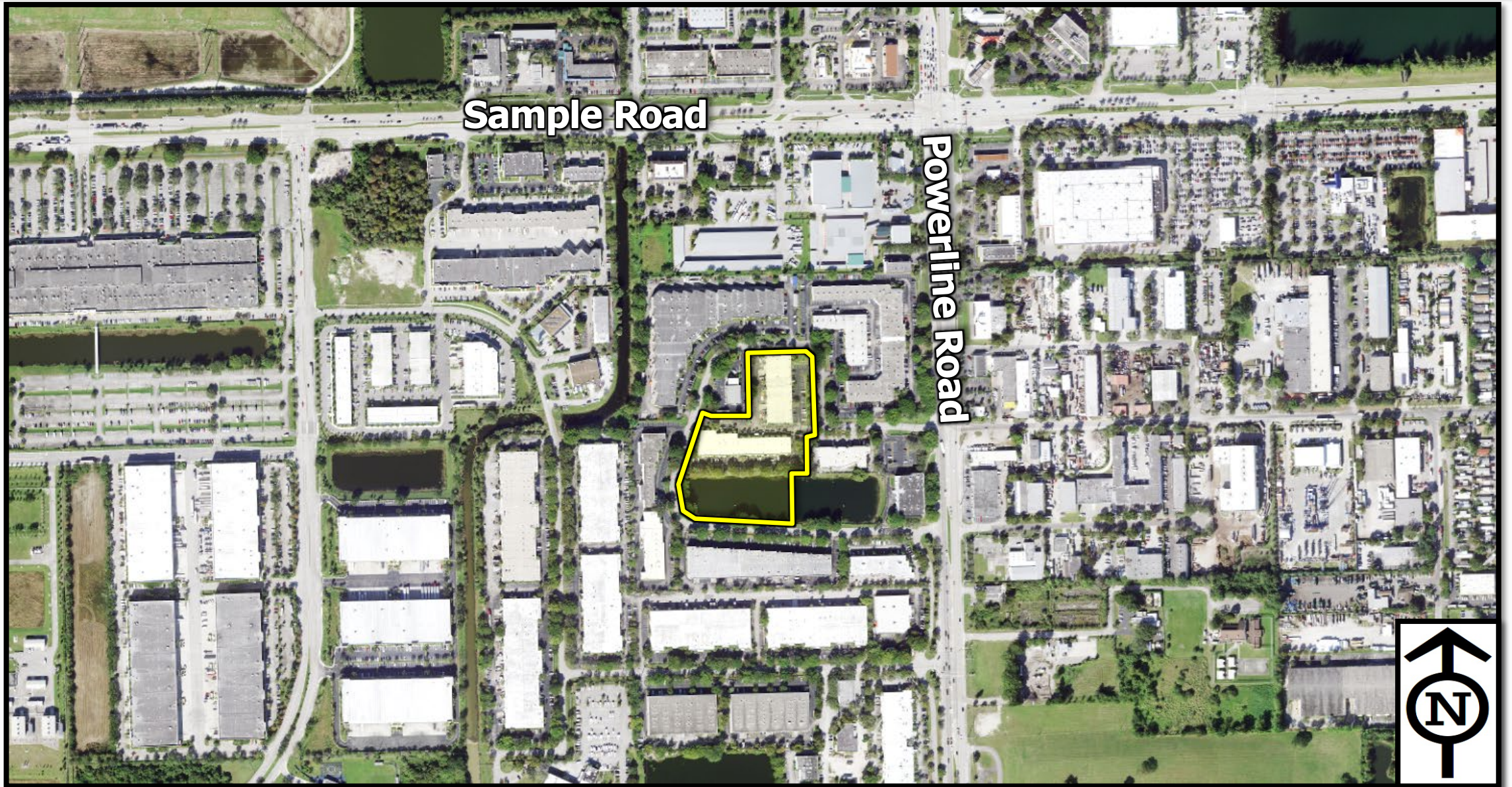
- Applicant is an innovative medical marijuana company whose mission is to deliver the highest quality, organic living soil, pesticide free premium cannabis experience
- Applicant is licensed by the Florida Dept. of Health
- Plan is to establish property as a logistics and distribution facility within the existing structure as Applicant expands into South Florida
- Applicant will manage packaging, transportation, and delivery to their dispensaries throughout Florida
- No patients or customers permitted at the facility, as it will be closed to the public and only accessible to employees

# Special Exception Request

- Special Exception approval to allow the Medical Marijuana Treatment Center (MMTC) related industrial establishment to be located on the property

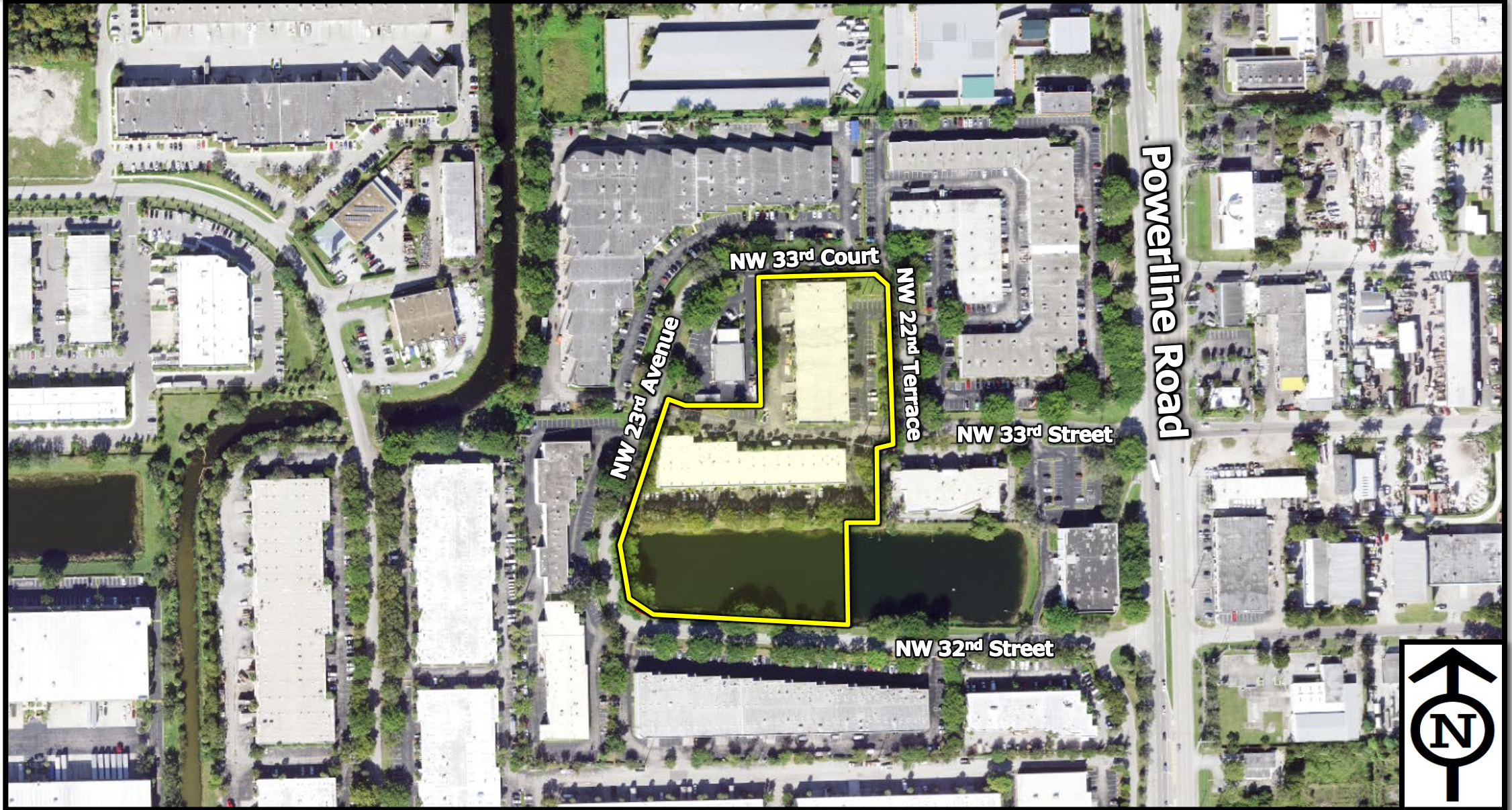


# Aerial Location Map



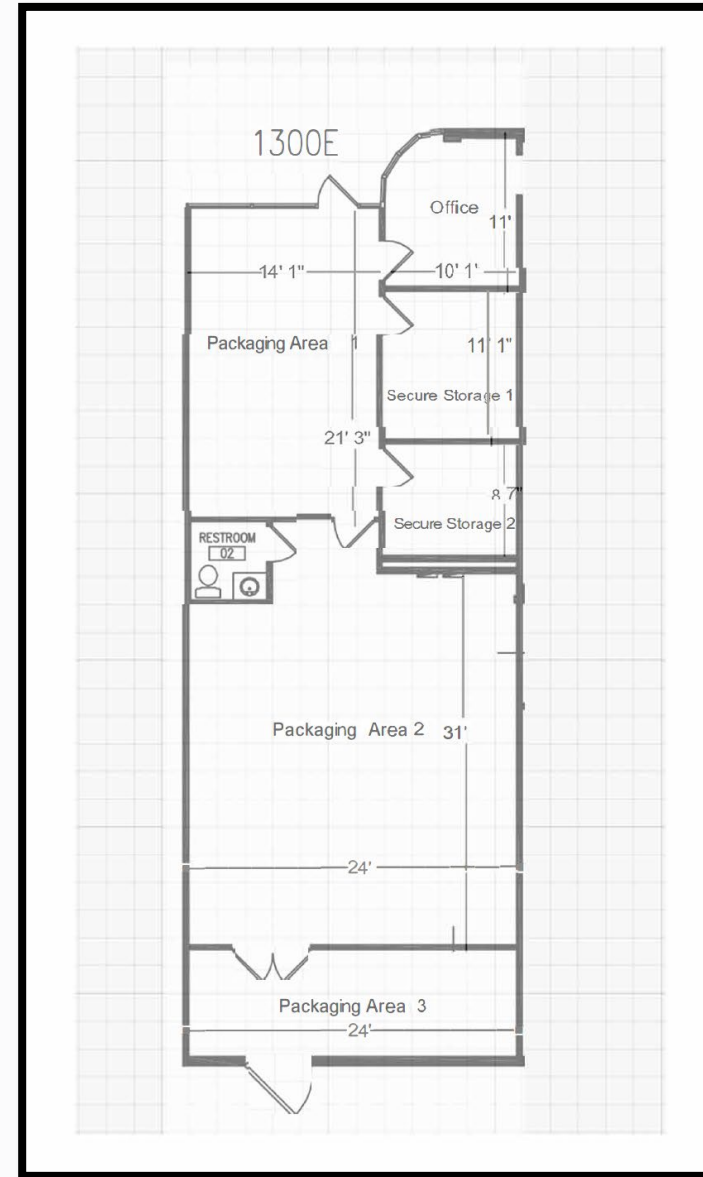
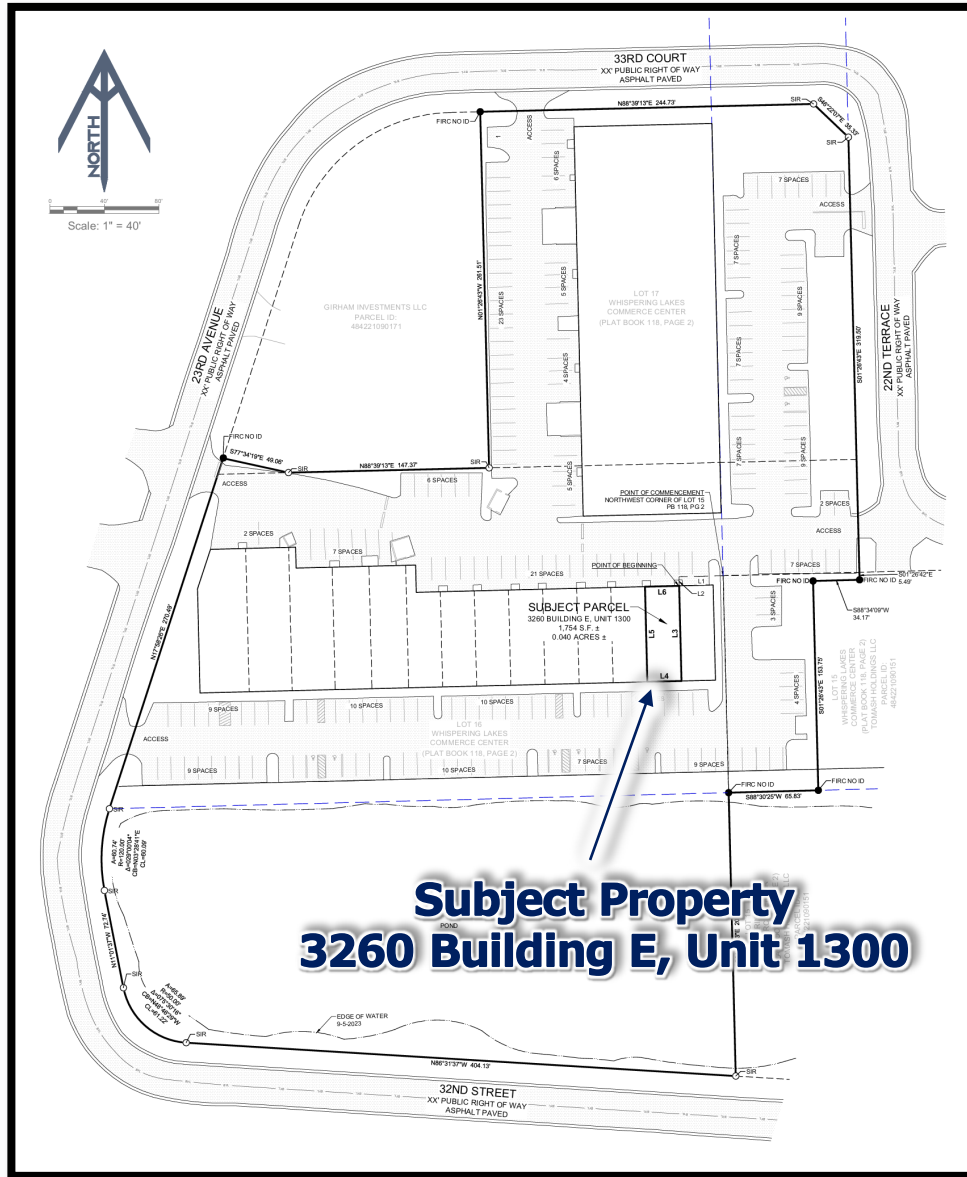


# Aerial

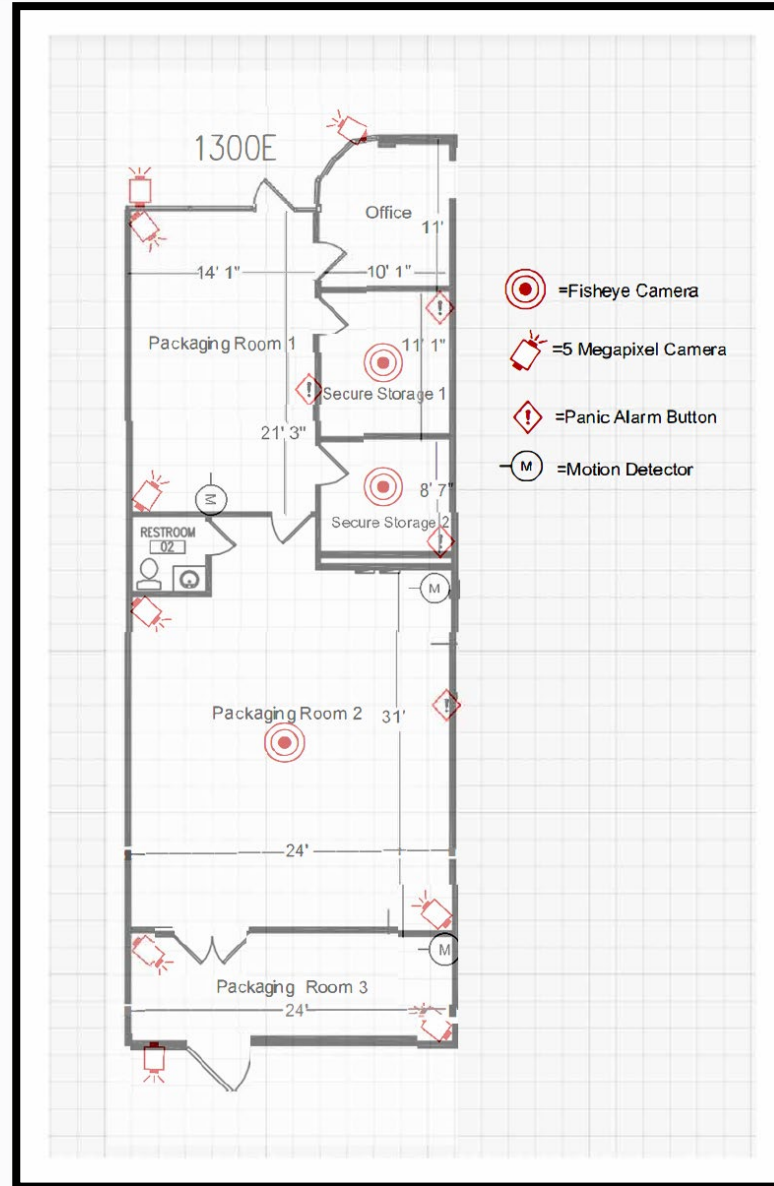




# Unit Location and Proposed Floor Plan



# Security Plan

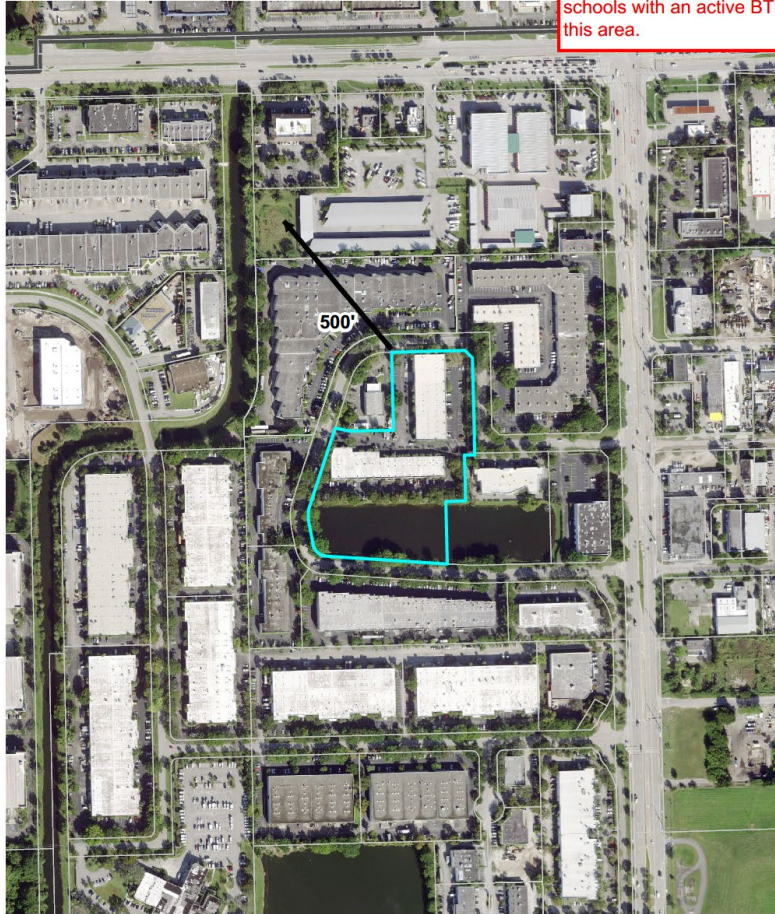


# Distance Map

## MEDICAL MARIJUANA ESTABLISHMENT

GOLD LEAF FLORIDA  
3260 NW 23 Ave 1300-E

As of 8/14/2023, there are no public schools or private schools with an active BTR in this area.



500 LF CODE REQ: from a public or private elementary school, middle school or secondary school, measured by the shortest possible distance between the two property lines by airline route

1" = 375'

Path: \\pwg\shosting\directories\arcgis\Planning\KeeDan\BufferMaps\2023\MM\_DistanceMap\_GoldLeaf\_3260NW23Av.mxd






KeeDan 8/14/2023

As of 8/14/2023, there are no public schools or private schools with an active BTR in this area.



# Special Exception Review Standards

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 Review Standards 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 Review Standards 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?