



**Blossman Gas of Louisiana, Inc.
Application for Special Exception for Outdoor Storage
Blossman Propane Storage Facility
261 S. Andrews Avenue**

April 18, 2024

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Narrative satisfying review standards for outdoor storage facility:

To the Members of the Zoning Board of Appeals:

CGA is representing the owner BLOSSMAN GAS OF LOUISIANA INC for a special exception request for Outdoor Storage for a propane storage facility on a property located in the Andrews Industrial District in the City of Pompano Beach.

The following demonstrates competent substantial evidence for approval of the special exception (Outdoor Storage as a principal use in the I-1 district). A previous application was approved for a special exception in the I-1 zone district (PZ: 20-17000005). This proposal applies for the same exception to the use along with a Variance and Minor Site Plan applications. The following demonstrates the current proposal's compliance:

1. Is consistent with the comprehensive plan;

The proposed propane storage facility is consistent with the comprehensive plan and the Industrial land use designation. The City's Comprehensive Plan Industrial land use category provides for activities which are connected to manufacturing, assembly, processing or storage of products and goods. The proposal is consistent with, or advances, the following applicable City of Pompano Beach's Comprehensive Plan Policies:

Policy 01.01.02

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impacts of sea level rise and climate change.

The City has provided in prior comments that based on the proposed use, the city has sufficient capacity to accommodate the proposal. The current project proposes the same use and intensity as the prior approval.



Policy 01.01.15

The City will continue to differentiate on the adopted Future Land Use and Zoning Maps, the commercial and industrial land use categories and zoning designations which are consistent with but more specific than the County's Commerce land use category in regard to intensity, permitted uses and compatibility with adjacent and surrounding land uses.

Objective 01.03.00

Inconsistent Land Uses. Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

Policy 01.03.08

Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive, odors, traffic and parking impacts.

The proposed request implements this policy by proposing a landscape plan that limits any adverse visual impacts or traffic impacts to surrounding areas. *There are no residential uses nearby.*

Policy 01.03.13

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

The City's Future Land Use Map (FLUM) envisions the Andrews Industrial District as the most appropriate area for the proposed use and site plan. The proposed request allows for and is consistent with the Comprehensive Plan by locating a similar, transportation-based industrial use that relies on major transportation corridors in an Industrial Future Land Use area.

Objective 01.23.00

Economic Development. Expand the economic base 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.

Policy 01.23.01

To create balanced communities, encourage the expansion of neighborhood-serving retail and office uses in areas dominated by the industrial, and manufacturing sectors if appropriate to better serve the local community.

The subject property is zoned I-1 which implements the community vision for industrial land areas depending on factors including proximity to routes used by freight trucks, physical barriers, and separations from unlike land uses. The proposal is compatible with, and further implements, this land use pattern.

2. Complies with all applicable zoning district standards;



The proposal complies with standards for Outdoor Storage as a special exception which is compliant in I-1 districts. Where the realignment of Andrews Avenue has created a hardship for siting infrastructure and satisfying dimensional standards of the district, variances are to be requested.

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

The subject property is currently vacant after the previous building and use were demolished for the realignment of S. Andrews Avenue. There are no structures or infrastructure on site of note, and any remaining will be demolished. The property will be developed as new, and with granting of the special exception will improve the visual appearance while complying with all land use and applicable code 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.

The proposed plan is designed to provide fencing that blends the proposed use with aesthetic improvements. Fencing will fully enclose the property for security, and the visibility of proposed storage tanks will be heavily screened by all new landscaping and metal fencing so as to fit visually into the industrial landscape of the South Andrews Industrial District. In addition, the two tanks will be set back 125 feet from the front property line with landscape strategically placed to minimize visual impacts from the public right-of-way.

The site plan also provides for perimeter buffers between the outdoor storage and property boundaries. A Type C buffer is proposed between the outdoor storage area and the S. Andrews Avenue frontage, and a Type A buffer will be provided between the outdoor storage area and side and rear lot lines. Landscaping at or above the minimum standards will be provided with native-friendly plantings placed to improve and seamlessly blend the industrial and natural environment.

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;

The proposed outdoor storage facility will have little to no impact on the available capacity of existing public facilities and services. There will be no potable water required on the site nor sewage disposal. There will be no demand on schools. Stormwater facilities will be provided on site in compliance with local and state regulatory standards. Demand on police, fire protection facilities, and any transportation facilities should be less than other industrial uses that are allowed within the I-1 zoning district.

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;

The proposal is appropriate and compatible with neighboring properties and activities in visual character, aesthetic, and use as the project is centrally located in the Andrews Industrial District a roughly 450-acre area historically targeted for industrial uses. The proposal is located immediately adjacent to other similar outdoor propane storage facilities. This location is compatible with adjacent industrial activities due access to major shipping and freight corridors. Adjacent uses and zone districts include:

<u>Adjacency</u>	<u>Use</u>	<u>Zone</u>
<u>North</u>	Vacant land	I-1
<u>South</u>	Outdoor storage of gas tanks with truck distribution of natural gas	I-1; I-1X
<u>East</u>	Industrial/business park	I-1; B-4
<u>West</u>	Outdoor storage of gas tanks with truck distribution of natural gas; Rail and freight corridor	I-1

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;

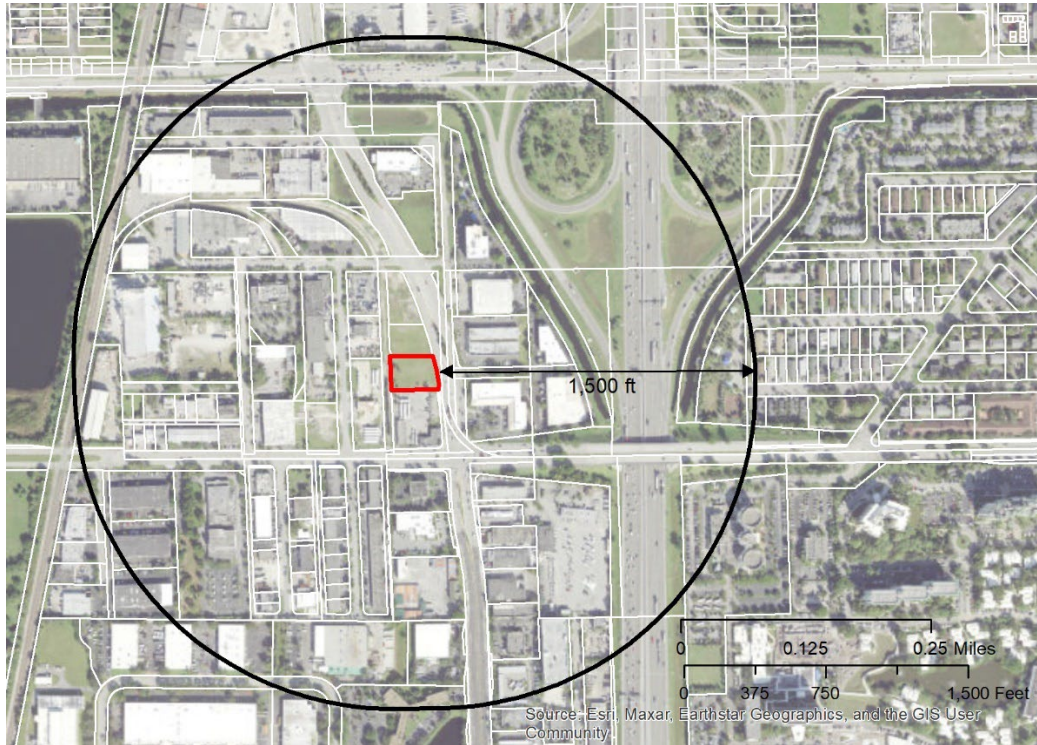
The proposed use does not contribute to adverse odors, noises, glares, or waste. Vehicles arriving and departing will not negatively affect the surrounding area as they will access the site as other businesses do in the I-1 zoning district. The property is located in an area intended for large vehicle traffic and will generate fewer trips than industrial uses on similarly sized lots as vehicles will rarely if ever be accessing the site simultaneously.

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

The proposed project provides for screening and landscaping at or above city standards and will improve the streetscape appearance with new landscape plantings, placement, and design. The proposed outdoor storage use is at minimum 1,500 feet from the nearest residence. The subject property is beneficially sited with large physical barriers including Interstate 95 to the east, Atlantic Blvd to the North, the FECR corridor, allowing long-term separation from unlike land uses.



The proposed project is a minimum 1,500 feet from the nearest residence or neighborhood:



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

The proposed outdoor storage facility avoids any deterioration of natural resources as the subject property is in the Andrews Industrial District specifically designated for industrial land uses. Impacts to natural or scenic resources will be negligible as the site is isolated in an area of similar industrial activities, away from natural waterbodies, waterways, or natural greenspaces. Nearby access to the I-95 interchange with Atlantic Blvd minimizes the distance travelled by delivery trucks, further reducing visual and environmental impacts. Visual impacts on neighboring lands will be addressed with enhanced trees and landscaping, with landscape buffers provided consistent to City Code standards.

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;

Adequate ingress and egress to the Property will be provided and accessed via S. Andrews Avenue which is adequate in width and volume to accommodate company tanker and distribution trucks. The entry gate is proposed to be set back far enough to allow drivers to safely pull out of traffic to access the security gate.

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



The proposed use is consistent with the existing uses in the neighboring areas including three existing tank storage areas immediately to the south, southwest, and west and is not expected to negatively affect the property values of neighboring lands. The improved appearance of proposed landscaping will contribute to neighborhood values and will not hinder any owner's ability to develop other uses permitted in the I-1 zoning district.

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;

The proposed use satisfies a current need that is in demand within the community. Currently, there is are very few propane storage facilities in the City. The community will be supplied with an additional energy amenity in propane gas that directly benefits residents and businesses. The proposed project allows for a service that is accessible in an emergency by offering a safe and accessible energy delivery during power outages. Blossman is the largest family-owned propane provider in the United States with family-values and high-quality customer care of a small company. The proposed outdoor storage facility will provide customers options as they select their propane provider.

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

The proposed outdoor storage facility and site plan will comply with all relevant city, state and federal laws and regulations. Propane storage tanks and equipment are subject to dimensional and safety regulations in addition to City and State codes.

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.

The proposed use is not anticipated to have any negative impacts on neighboring properties within a 500 foot to one-half mile radius. The surrounding industrial is characterized by similar uses to the proposed use including outdoor storage for propane tanks.

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