

OVERALL PROJECT DESCRIPTION

The Applicant is propping to legally establish a contractor's storage yard, with accessory outside storage, on the subject property. A contractor's storage yard is permitted as a matter of right in the I-1 Zoning District. Furthermore, it is recognized that the outside storage area that is being sought exceeds the scope of an accessory storage yard and therefore has to instead comply with the buffer requirements as if the outside storage area is a principal use.

DP Development is the owner and utilizes most of the site. In particular DP Development is engaged in roadway and sidewalk removal, repair and re-installation. In fact, much of DP Development's clients are comprised of municipalities and other governmental entities throughout Broward, Miami-Dade and Palm Beach Counties. Since DP Development is frequently performing work for governmental entities on existing roadways, the work which DP Development performs typically occurs at night in order to ease any occurrences of excess traffic congestion. In fact, this is usually a requirement of the governmental entity with whom DP Development has contracted.

DP Development will utilize most of the office building on the site. In addition, there is a separate company (Rapid Milling & Paving) which is associated with and is a subsidiary of DP Development which also has its office in the existing manufactured office building on site. Rapid Milling & Paving is not seeking to have any outside storage at the property. Only DP Development is seeking to have an accessory storage yard on the site.

As a result of its clientele, DP is frequently forced to restore the roadway on which it is working to functional condition every morning. This means DP cannot store its equipment and machinery at the job site. As a result, DP Development uses the rear of the property to store its equipment on the site during daytime hours or when it is not needed. The equipment is proposed to be stored on the property, transported to the actual job site by DP Development and then moved back to the site after the work is performed. Frequently the equipment leaves the job daily and returns each day. For clarification, only equipment will be stored in the storage area and no materials are sought to be stored in the storage area.

DP Development purchased the property in 2013. Prior to purchasing the property, this parcel was owned and utilized used by Farache Enterprises. Farache Enterprises was also in the paving and roadway business and it was using the property in a manner similar to the way in which DP Development desires to use the property and is currently using the property. Since the property was already being used in such a manner already DP Development was under the impression that the property already permitted storage as an approved use and that a new approval was not required. This, it turns out, was not the case and outside storage was never an approved use at this property and the prior owner was using the property in a manner contrary to Code.

DRC

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