



1505 SW 4th Circle, Boca Raton, FL 33486
561-592-9455

Date: June 2nd, 2026

Author: Julian Stein, Property Owner

RE: Special Exception – Outdoor Storage for 1370 Dr. MLK Jr. Blvd., Pompano Beach, FL 33069,
Folio 484234170010

Introduction:

My name is Julian Stein, I am President of Max Marine Electronics Inc and President of SMAX LLC. I am requesting a special exception for outdoor storage for the above referenced parcel. SMAX LLC intends to develop this parcel into a small outdoor storage area to keep some of the things that are currently kept in our parking lot and warehouse, such as our trailers that are used for liquidations of product, extra pallets, and larger items like marine satellite communication domes that can be kept outside. We may also add a small connex box or two to handle overflow when multiple liquidations occur in a short time-span.

Like we did with our current location at 1114 Dr. MLK Jr. Blvd, we intend to create a project that everyone involved can take pride in that will enhance, not detract from, the aesthetic of the corridor. It should be noted that we look at this development as an extension of our current location/operations which are only ¼ mile away. If this parcel were contiguous to our current parcel, it would not require a special exception as it would be looked at as accessory outdoor storage by right.

The parcel is unique in that a large portion of it was taken during the Andrews Ave flyover construction (through taking via eminent domain, O.R.B. Book 35234, Pg 368), creating a small lot that has remained vacant since the construction of the flyover.

We feel that outdoor storage is the only practical use of the property, as the property isn't large enough for a structure, there are no privately owned adjacent lands that could be acquired to make it large enough for a structure, and it just so happens that there is a company ¼ mile to the east that could really use this property to continue growing.

We believe our request meets all of the review standards as explained below:

a. Is consistent with the comprehensive plan

- a. The parcel lies in zone "I" Industrial on the Pompano Beach Future Land Use Map. There are some specific policies that our development and use is not only consistent with, but will help advance:

- i. *"Policy 01.08.03 Continue the construction of facilities such as roadway, drainage, water and sewer facilities and enhanced medians and other street section beautification efforts in the northwest Dr. Martin Luther King Jr. Blvd, NW 31st Avenue and Atlantic Boulevard corridors. Encourage auto-oriented*

and industrial development along this gateway corridor to provide an enhanced roadway frontage for both the building facades and the landscaping visible from the roadway to beautify the corridor.”

1. The land is currently vacant land with a large concrete wall. There is not a tree or even a shrub planted within the property lines. It is often a place for trucks to park.



We feel that responsibly developing this small parcel with attractive landscaping and a decorative pre-cast wall that doubles as an opaque buffer achieves the intent of beautifying the corridor by adding landscaping. We feel that responsible development in the gateway corridor can only help promote the goals of the comprehensive plan. We have already demonstrated our ability to do this with our current facility.

- ii. *“Policy 01.23.04 Consider the effects of land use and zoning decisions on the marine industry and consider developing incentives to retain marine-related uses.”*
 1. Our business not only serves retail customers, but it also serves the many other marine businesses in the Pompano/Ft Lauderdale metro area. By allowing us to develop this parcel, we are able to add marine jobs and marine industry revenue to this area and support surrounding marine businesses.
- b. Complies with all applicable zoning district standards
 - a. This property is zoned I-1, which is the same zoning we have at our current facility at 1114 Dr MLK Jr Blvd. Since Max Marine Electronics’ operations have an active approved zoning use certificate by the city, expanding those operations into a second property in the same zoning does not pose a use-standards conflict.
 - b. This property complies with all intensity standards and all but one dimensional standard for I-1 zoning. The dimensional standard that is non-compliant is lot area, however, we are requesting for a variance to waive this standard concurrent to the request for special exception.
- c. Complies with all applicable use-specific standards in Article 4: Use Standards
 - a. There are two use-specific standards for outdoor storage – principal use, and we are in compliance with both of them:
 - i. 155.4228.A.3.a.1: 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.

1. We have a 10 foot masonry wall on two of the three sides of the property. On the third side, there is a county-owned retaining wall that is 30'+ high. We will not store anything over 10' on the property.
- ii. 155.4228.A.3.a.2: Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.
 1. We have a type C buffer on the front and side lot line, which is a superior buffer on the side lot to the type A buffer required. We have requested to the development services director that the type A buffer on the rear lot line to be waived as the rear lot is a county-owned retaining wall that needs to be fully accessible through our site to the county for maintenance and repairs and installing a type A buffer here would create CPTED conflict. This waiver is permissible under code section 155.5203.F.2.e, which states that "The Development Services Director may modify or waive all or part of the standards in this subsection, 155.5203.F., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines, or if there are conflicts with adjacent property conditions." We feel that the addition of any sort of fence or buffer along the rear property line would create a CPTED danger as there would be a ~4' wide strip of land accessible to the public but hidden from view between our property and the retaining wall. Additionally, the adjacent property conditions are that the adjacent property is a retaining wall that may need to be maintained in the future. Therefore, we would like to preserve clear and unfettered access to this wall in case Broward County, the owner of the wall, needs to access it through our site.
- 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
 - a. This is a very low impact project. There will be almost no vehicular traffic in and out of the storage area, irrigation water will be obtained through a well, and there will be no sewer. As this is a new development, stormwater management will actually be superior to existing property conditions as we need to contain stormwater on-site and currently, stormwater that doesn't perc through the site flows into the city's municipal stormwater system. We feel that there will be less police and fire services needed than what is needed currently, as now, this area is a nuisance area where first responders need to deal with illegally parked vehicles, illicit activities, and the like. By establishing a well-lit site with security cameras and other CPTED-based deterrence features, we feel that first responders will be less burdened than they are now.

- 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 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
 - a. This parcel lies in the heart of Pompano Beach's industrial corridor. There are numerous industrial businesses with outdoor storage operating in the area, many of which are either grandfathered in or have been given temporary special exceptions by the ZBA, but most of which are clearly do not conform to current code. The next door neighbor of our existing location at 1114 Dr MLK Jr Blvd, Jem Lobl, was granted a 2 year extension on their existing 1 year temporary use certificate for outdoor storage. This property has no buffers, is not paved, has no stormwater management, and the list goes on. We are friendly with them, but mention this to make the point that if a temporary use is granted on such a non-conforming property, we feel it is only appropriate for a special exception to be issued for a property that conforms to the criteria, particularly the buffering criteria, for outdoor storage. Like we did at 1114, we take pride in doing things right, and this project will be no exception. It is our opinion that if outdoor storage is done to code, the only people who should know that it is outdoor storage should be the city and the property owner – it is our intention to create a project that will demonstrate this belief.
- f. 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;
 - a. There is nothing on this site that will cause any odor, noise, glare, or vibration, therefore, nothing mentioned in this standard will cause an issue.
- g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
 - a. As mentioned above, we are providing a superior buffer on both visible sides of the lot: On the front, we're providing a 13'8" (10' required) type C buffer and on the side lot line, we're providing a 10' type C buffer (type A required).
- h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources
 - a. No activity will be happening on this site that will create adverse effects on air and water resources. There will be a trailer getting picked up and dropped off every week or two, and any materials stored on site will be innocuous and non-hazardous – things like small fiberglass or plastic satellite communications domes that go on yachts (these are all 2 meters and less in diameter) and wooden pallets. There will be no fuels, no liquids, no chemicals, no gases, and there will be no permanent personnel on site – it is purely used for storage.
- 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 and neighborhood.
 - a. We have provided a code-compliant driveway that allows for safe ingress and egress from the property and that is situated on existing platted vehicular access easement from MLK. There will be no pedestrian access as per 155.5101.I.4, which states that "The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that

compliance with the required pedestrian improvements is infeasible.” It is unneeded and infeasible to have pedestrian access.

- j. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district.
 - a. This will not negatively impact any property values nor will it affect the ability of nearby properties from developing zoning-permitted uses. In fact, we feel this will set a precedent and a standard for outdoor storage uses along the gateway corridor moving forward and increase property values along the corridor.
- k. 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.
 - a. Max Marine Electronics is a community focused business – much more so than other industrial businesses in this community. We participate in the Pompano Beach Summer Youth Employment program, which is a vocational summer program for local high-schoolers where they get to intern at local businesses. This year, in 2026, we will be hosting two participants. After several years of participation in the program, we have created a "curriculum" for these youth that is very well received. We have employed two participants in the program after the program concluded in the last few years, one of whom we have seen off to boot camp with the US Army. As a part of the employment of local youth, we mentor them through their high school years, making sure they are doing well in school and teaching them lessons in responsibility and accountability that they will take with them wherever they go.
We have participated in Christmas gift giving for underprivileged local families through the Salvation Army and more recently, the First Baptist Church of Pompano.
Lastly, we employ over 30 local on-site employees and provide an enriching environment for them to advance their careers in the marine industry. The special exception allows us to continue the above missions unabated, relieving some pain points of the business in our current location. There is really no availability of affordable outdoor storage in the area. The property next door, which we mentioned previously, can be had for over \$3,000,000, but this is completely unaffordable and impractical as a place to keep a couple trailers and a few other odds and ends.
- l. Complies with all other relevant city, state and federal laws and regulations.
 - a. We currently comply with all city, state, and federal regulations and laws so this development will be a continuation of our commitment to doing things right. In 15 years of business, we have had exactly one code violation, which, ironically, was a result of not being approved for outdoor storage. This occurred when we had a couple of plastic bins in our parking area that we used to keep scrap metal for one of the local scrappers (something we felt we were doing to help the surrounding community). That violation was rectified immediately and closed out by code compliance very soon after it was opened. We have since created a different arrangement for the recyclables we generate that allows our local scrapper to continue putting food on the table and keeps us code-compliant.
- 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 ft to a one-half mile radius from the subject site.

- a. Noted. We do not anticipate any issues but should something come up, we are happy to address it.

**Except as noted above, we will comply with the use-specific standards for outdoor storage – principal use, as described in 155.4228.A.

Thank you for your consideration of our request.

Regards,

Julian Stein

Julian Stein