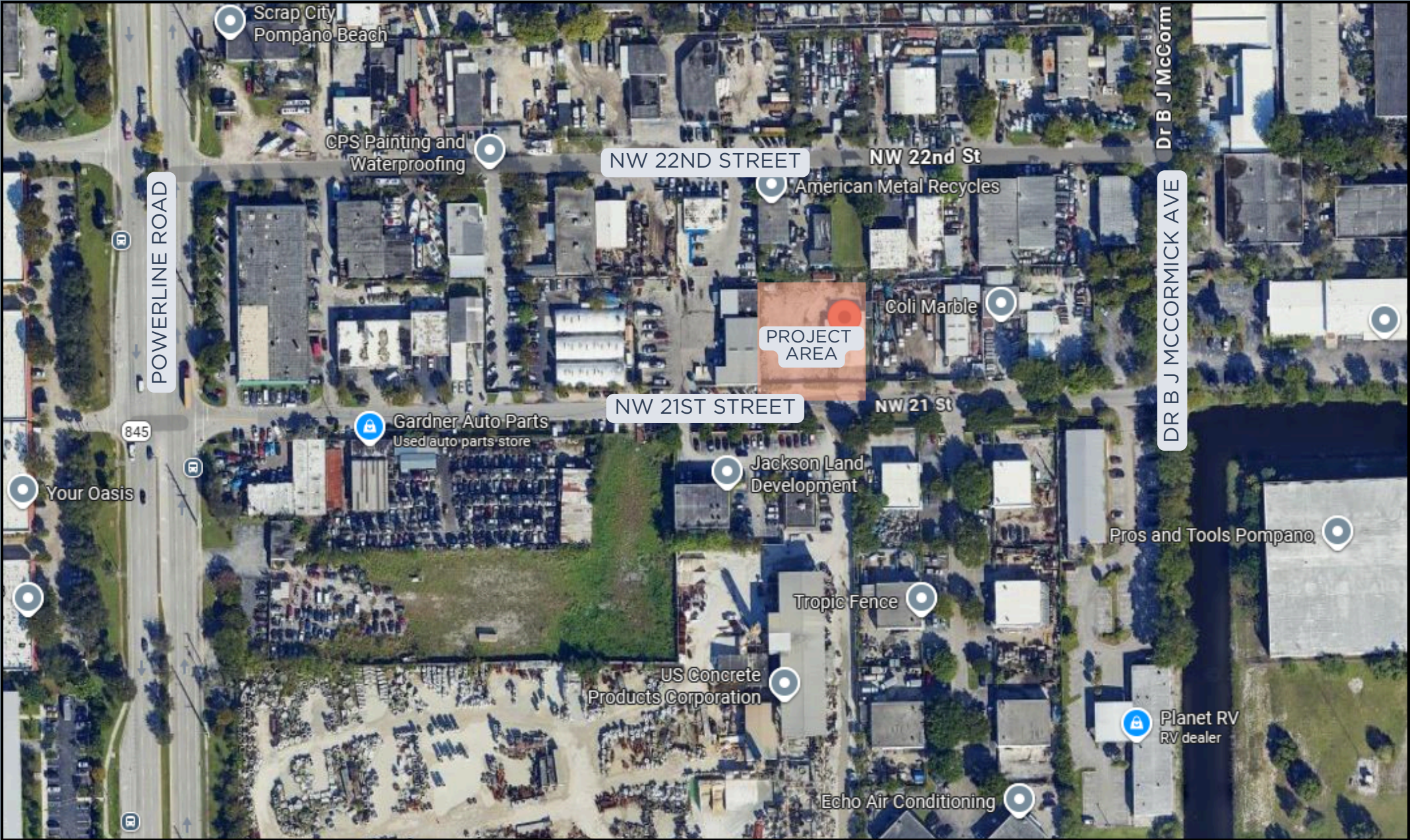


Hodge Marine

REQUEST FOR VARIANCE
FROM REQUIRED VEHICLE STACKING LANE DISTANCE

2025-09-18

PROJECT LOCATION



PROPOSED PROJECT

PROJECT ADDRESS:

1857 NW 21st Street
Pompano Beach, FL 33069

SITE AREA:

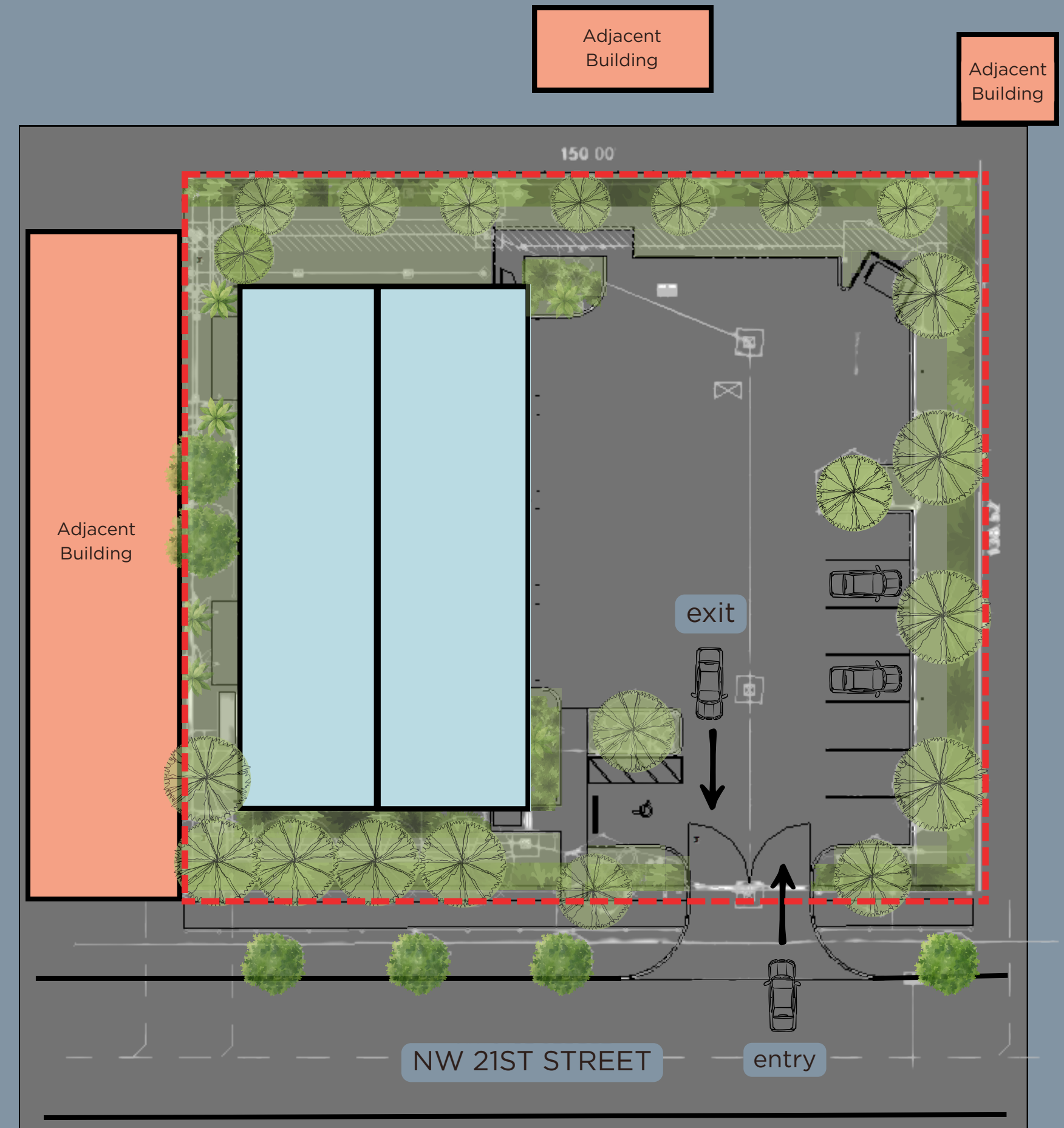
0.48 AC (20,784.73 SF)

PROJECT AREA:

6,555 SF Boat Maintenance Building
(1st Floor 5,445 SF+ 2nd Floor 1,110 SF)

PARKING:

7 Parking + 1 Accessible Parking



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

Section §155.5101.G.8.B of the Zoning Code mandates a minimum stacking lane distance of 25 ‘-0” for parking lot entrance driveways on properties with 1-49 parking spaces.

TABLE 155.5101.G.8.B: MINIMUM STACKING LANE DISTANCE FOR PARKING LOT ENTRANCE DRIVEWAYS	
NUMBER OF OFF-STREET PARKING SPACES ¹	MINIMUM STACKING LANE DISTANCE (FT) ²
1 - 49	25
50 - 249	50
250 - 499	100
500 or more	100 + 15 ft for every additional 50 spaces beyond 500

NOTES:
1. Entrances into parking structures may be credited towards the stacking lane distance requirement provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.
2. Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.

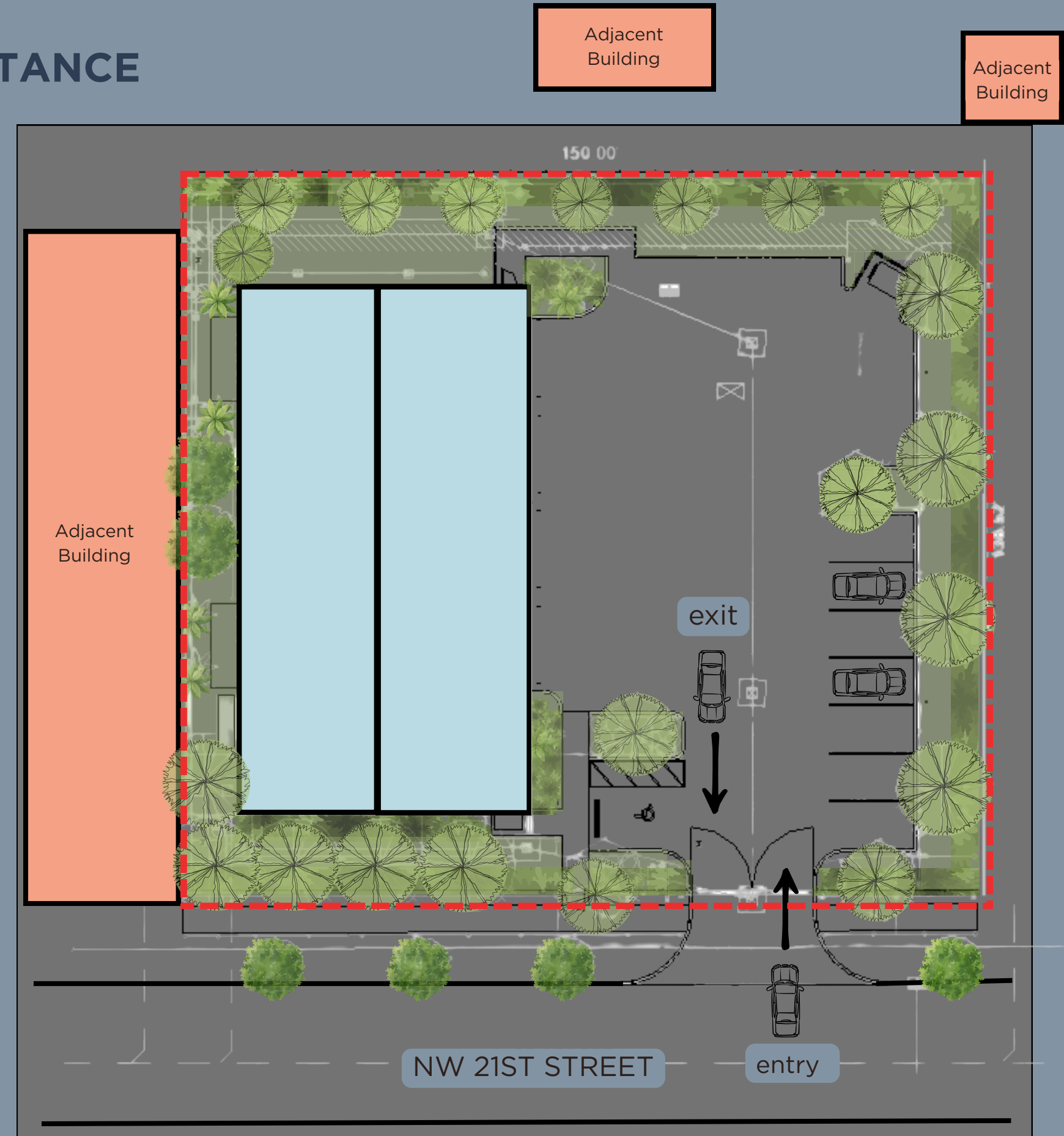
We request variance from required vehicle stacking lane distance and below we address the relevant review standards and factors supporting our request:

1. Extraordinary and Exceptional Conditions
2. Conditions not Resulting from the Landowner’s Actions
3. Unreasonable Restriction or Hardship
4. No Special Privilege
5. Minimum Necessary Extent
6. Harmony with the Purpose and Intent
7. No Adverse Effects on Health, Safety, or Public Welfare
8. Consistency with the Comprehensive Plan

REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

1. Extraordinary and Exceptional Conditions

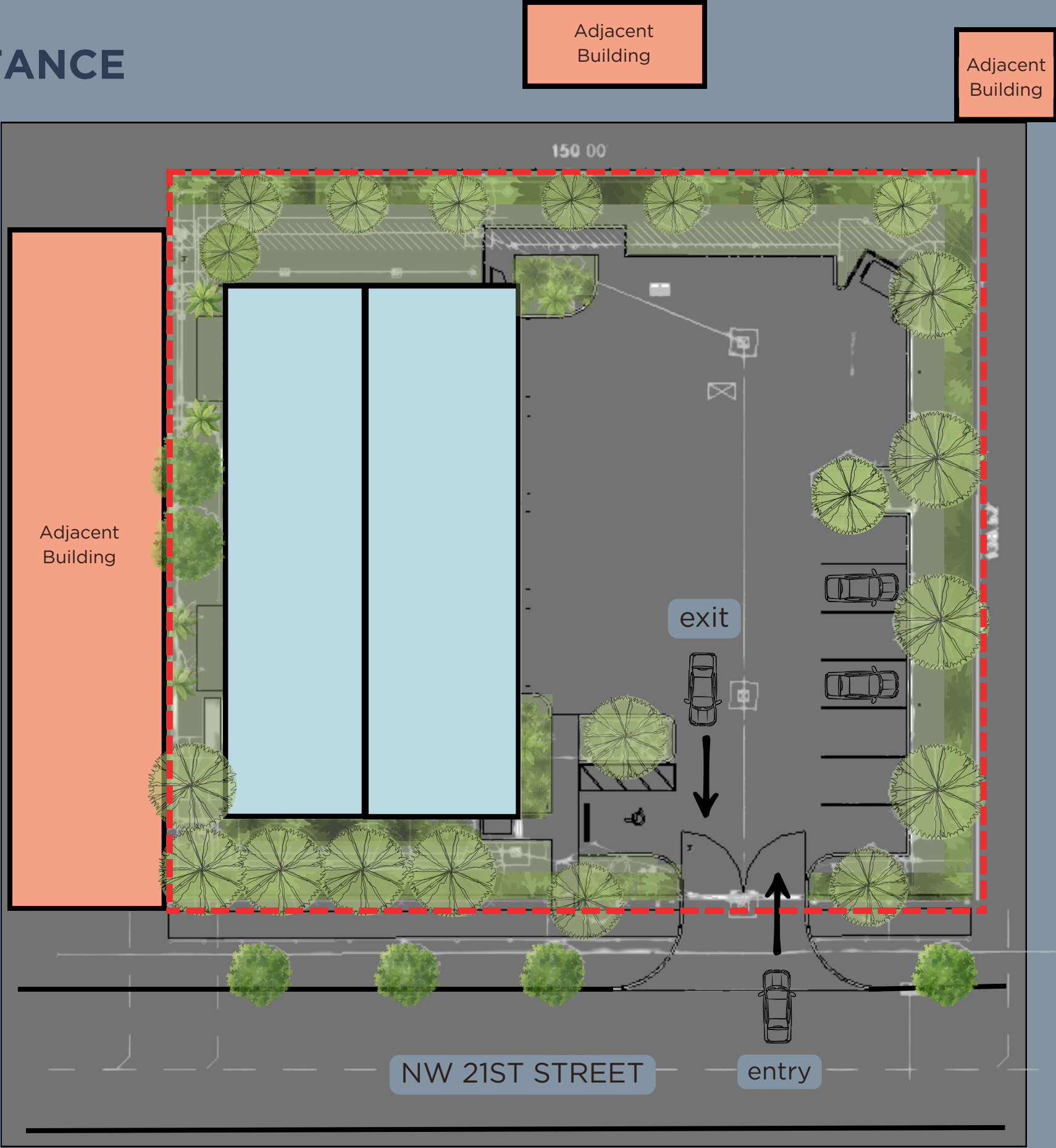
- The site is situated in a predominantly industrial area characterized by low traffic volume and limited vehicle movement, primarily for boat repair purposes.
- The physical constraints of the site—being small—do not allow for the standard stacking lane distance of 25 feet.
- The site's shape is straightforward, but its limited size and specific operational needs prevent full compliance with the standard requirement, which applies uniformly across the district but is not feasible for our location.
- Although the site is not publicly accessible at all times, the gates will be completely open during business hours to make it accessible to the public.
- The site is not in a high-traffic or publicly accessible area outside of these hours, and there is no expectation of multiple vehicles lining up in the stacking area simultaneously.
- The physical limitations and operational nature of the boat repair facility make standard requirements impractical.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

2. Conditions not Resulting from the Landowner's Actions

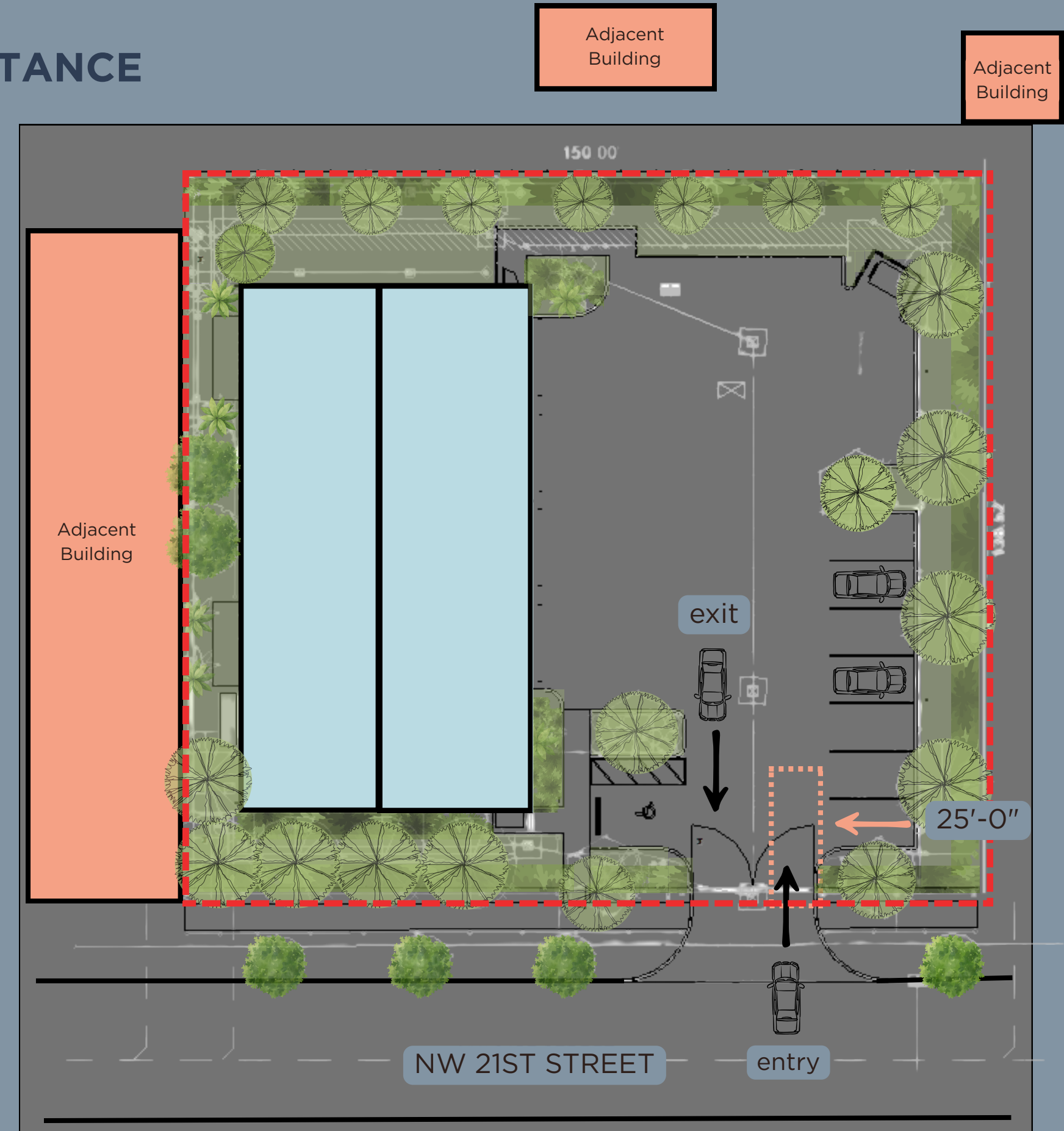
- The site's physical constraints are inherent and not due to any actions taken by the landowner. The constraints stem from existing site size and physical features, which prevent meeting the standard stacking requirements.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

3. Unreasonable Restriction or Hardship

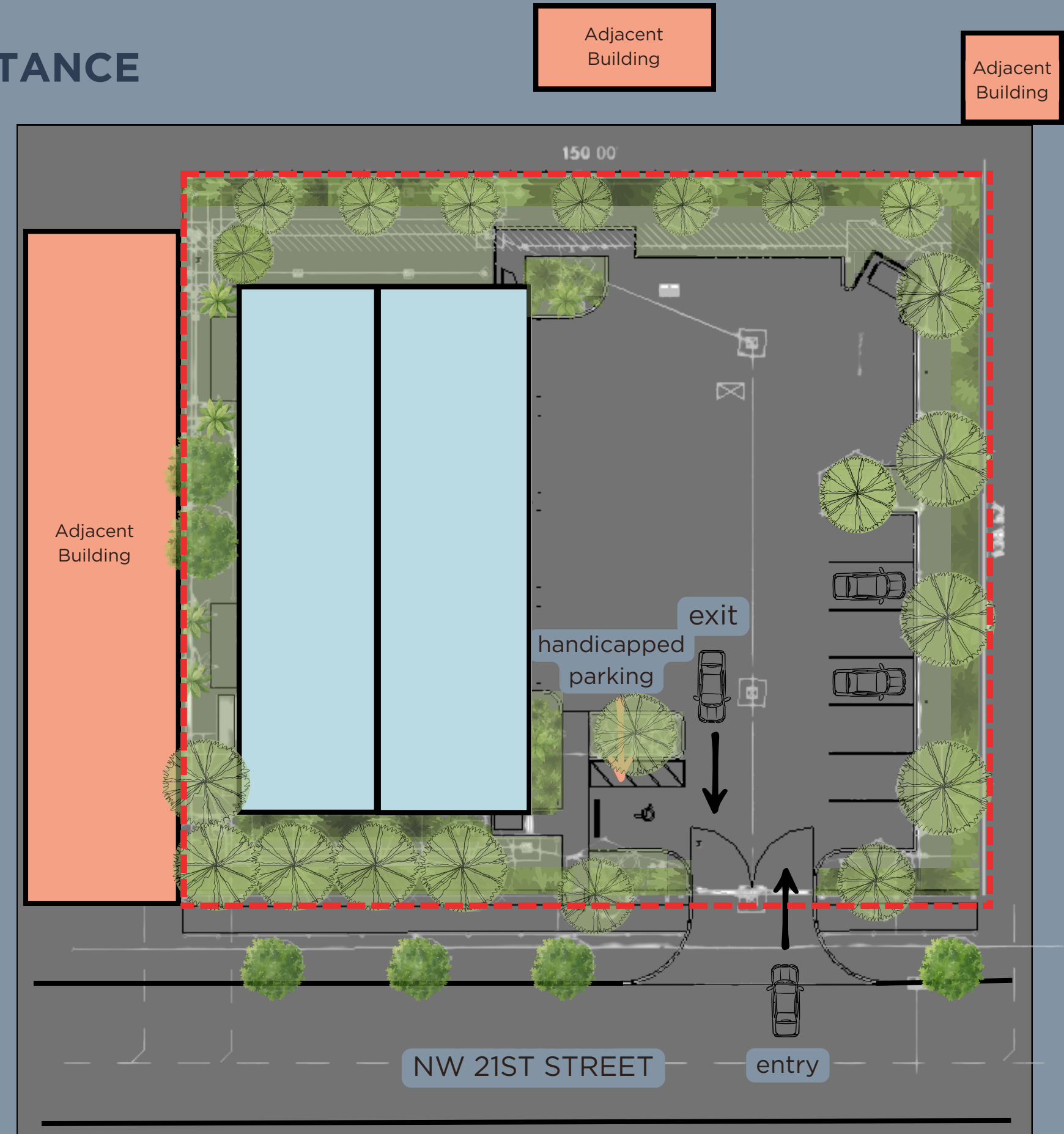
- Strict adherence to the 25-foot stacking lane requirement would effectively restrict or prohibit our use of the property, which is designed solely for boat repair, with vehicle movement limited to entering and exiting with one vehicle at a time.
- Our operational needs and physical site constraints make compliance unreasonably difficult, creating a hardship that the variance seeks to address.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

4. No Special Privilege

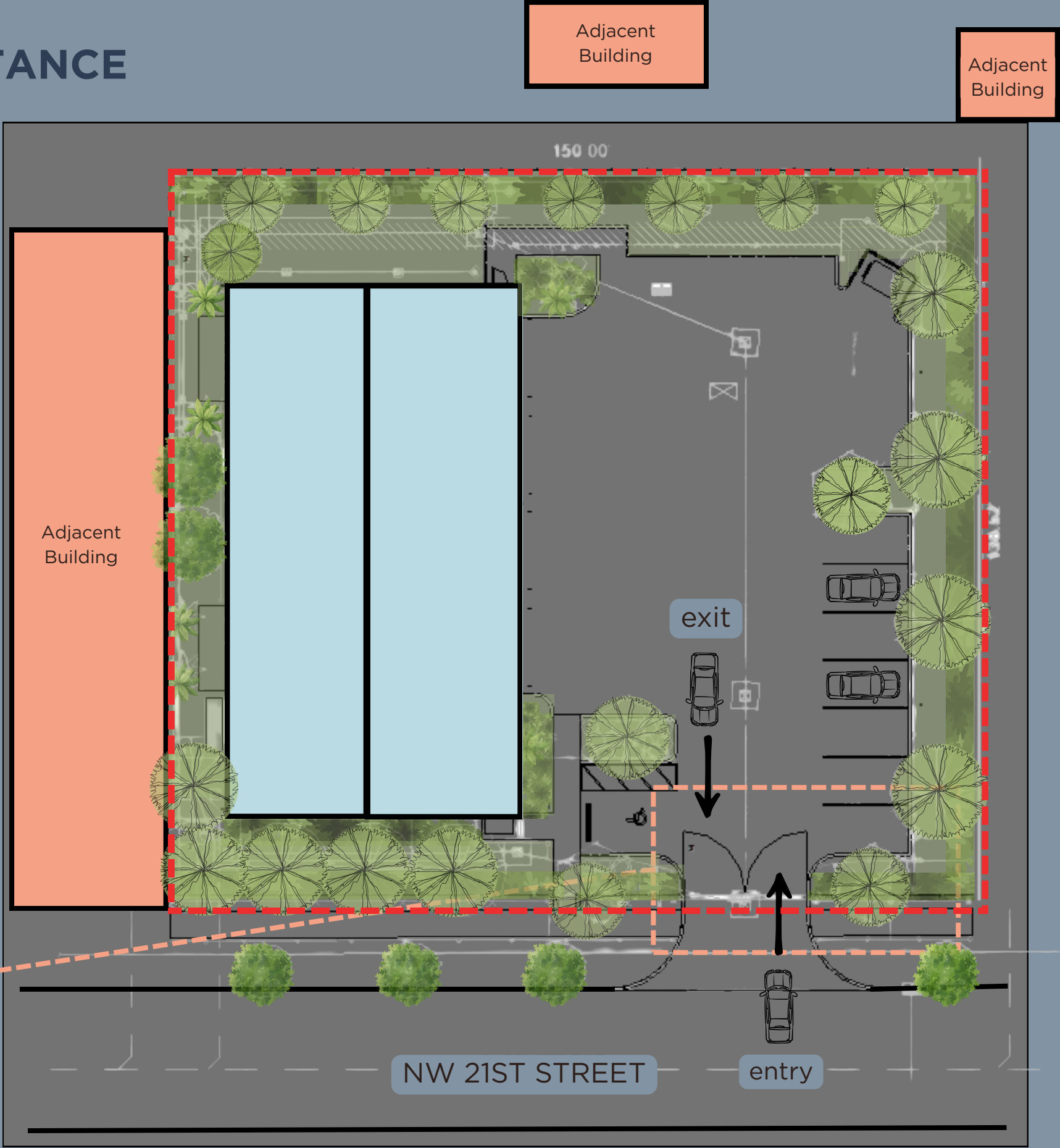
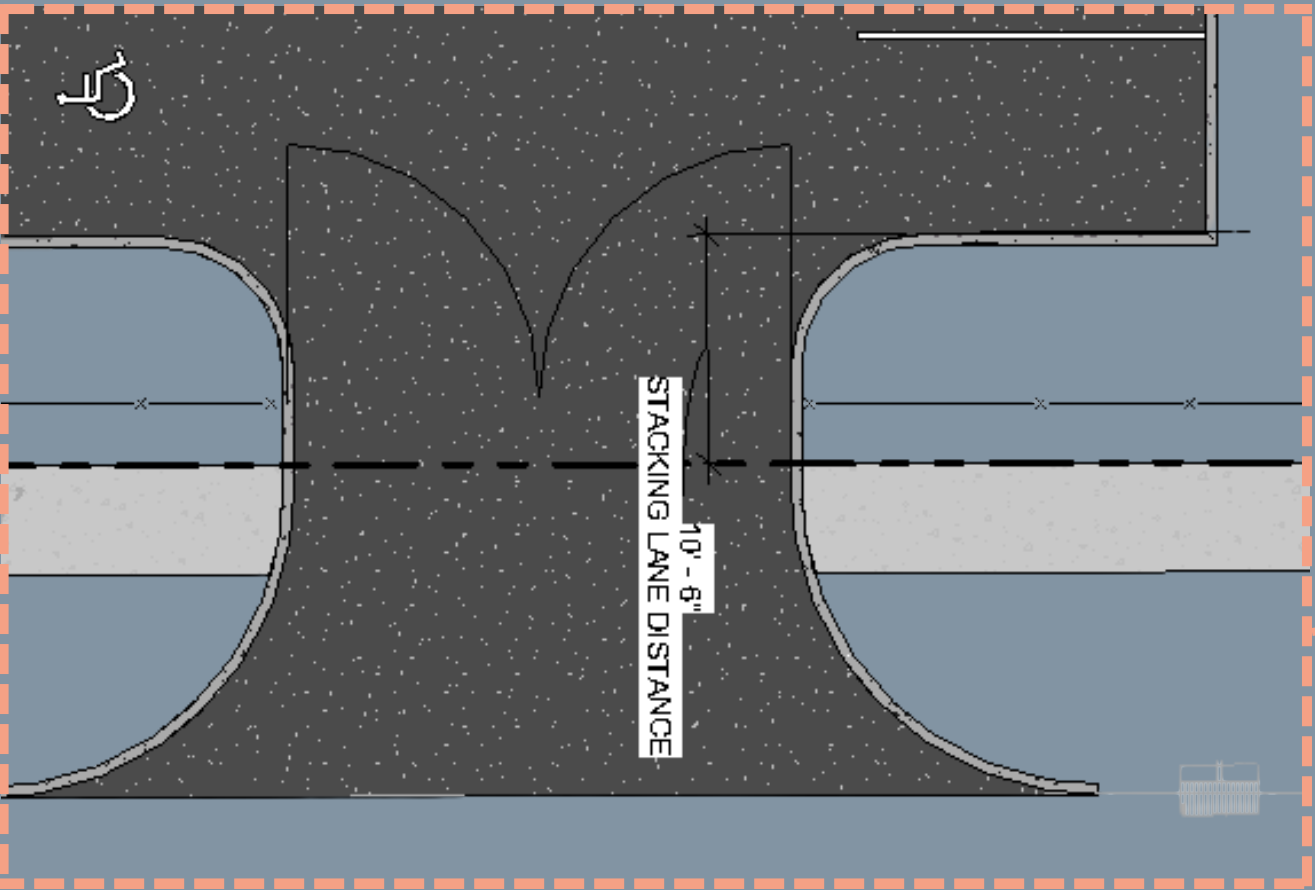
- Granting this variance would merely allow a reasonable use of the property based on its physical limitations and operational requirements.
- It would also support the retention of the handicap parking near the entrance as originally proposed and shown on the site plan.
- The variance does not confer any other special privileges or advantages beyond what is necessary for lawful, safe, and practical use of the site.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

5. Minimum Necessary Extent

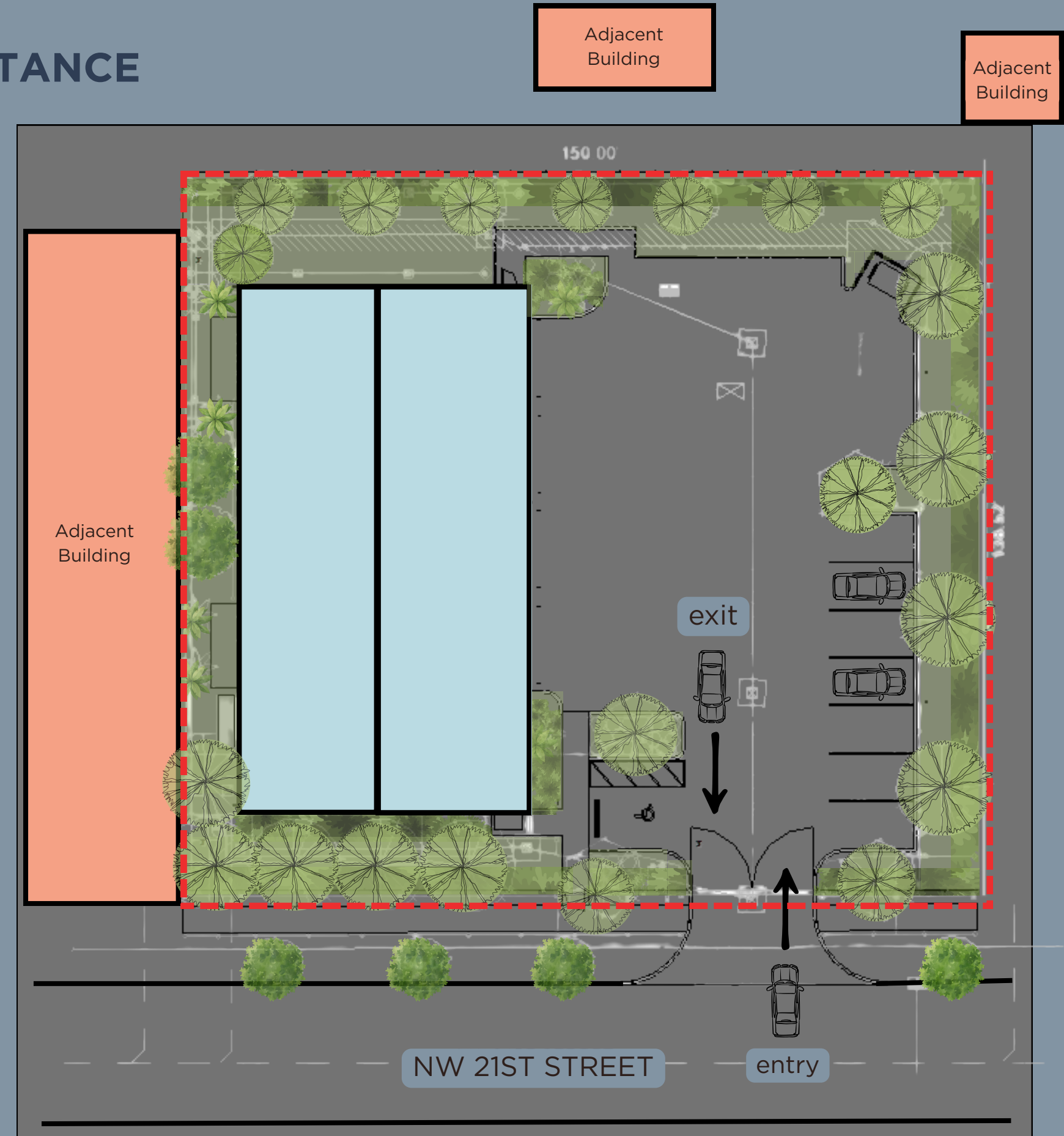
- Our current site plan demonstrates that the best feasible compromise is to reduce the stacking lane from 25 feet to approximately 10 feet 6 inches, based on physical constraints. This reduction is the minimum necessary to enable operational functionality and safety, considering the site's size and low usage.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

6. Harmony with the Purpose and Intent

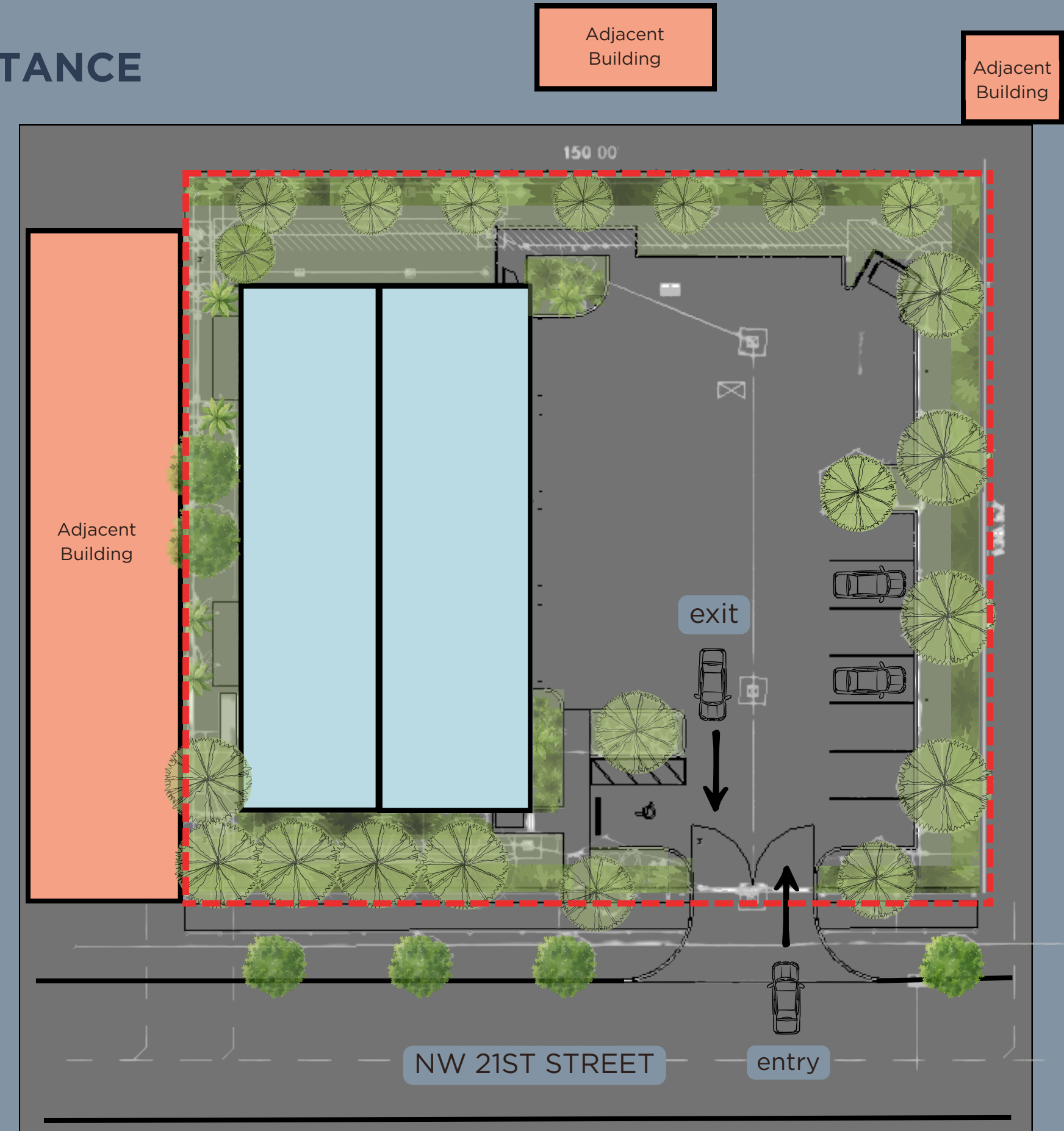
- This variance aligns with the purpose of the zoning regulations, which aim to accommodate site-specific conditions while ensuring safety and appropriate land use.
- We believe this variance respects the intent of the code, given the low traffic and unique constraints of our site.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

7. No Adverse Effects on Health, Safety, or Public Welfare

- The low traffic volume, minimal vehicle movement, and location within an industrial area suggest that granting this variance will not adversely impact health, safety, or the public welfare.
- We will implement appropriate safety measures to ensure the safety of users and nearby properties.



REQUEST FOR VARIANCE FROM REQUIRED VEHICLE STACKING LANE DISTANCE

8. Consistency with the Comprehensive Plan

- Supporting developments that accommodate site-specific conditions while maintaining safety and functionality is consistent with the city's comprehensive plan. This variance is necessary due to physical site constraints and operational needs, which do not constitute a hardship caused by neglect or unrelated factors.

