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**GMD Investments, LLC
2401 NW 24th Ave.
Special Exception Narrative for Outdoor Storage**

GMD Investments, LLC (“Applicant”), new owner of the parcel located at 2401 NW 24th Ave., hereby submits this request for special exception approval to allow outdoor storage of empty construction containers and trucks within in the I-1 zoning district (“Project”). As explained in detail below, this application should be approved because Applicant is bringing a business to the area that is in harmony with the purpose and intent of the I-1 zoning district to permit light and moderate industrial uses, is compatible with the surrounding uses, and meets the code requirements for outdoor storage within the I-1 district. Applicant plans to operate a small business that provides storage containers to construction sites. Only the empty containers and the trucks used to deliver the containers will be stored on site; no hazardous materials will be stored on site. All construction debris and materials will be delivered to the appropriate landfills prior to coming back to the site.

The location for the development is a +/- 0.59 acre parcel located on the northwest corner of the intersection of NW 24th Ave. and Dr. Martin Luther King Blvd. (“Property”) within the City of Pompano Beach (“City”). The Property is identified by folio number 484228010431 and contains a future land use designation of Industrial on the City’s Future Land Use Map and a zoning designation of I-1 on the City’s Zoning Map for the majority of the parcel. The portion of the Property fronting Dr. Martin Luther King Blvd. contains a future land use designation of Commercial on the City’s Future Land Use Map with a zoning designation of B-3 on the City’s Zoning Map. The area zoned B-3 will be entirely used for buffering purposes and will have no active uses on it.

Per Appendix A of the City’s Zoning Code, outdoor storage is permitted with special exception approval in the I-1 zoning district. As such, Applicant is requesting special exception approval to allow outdoor storage of containers and trucks on the Property.

Special Exception Criteria

Per Section 155-2406 of the City Code, Applicant must demonstrate compliance with the special exception criteria to receive approval. The criteria are stated below in Bold text, with the responses provided in Italics.

1. Is consistent with the comprehensive plan;

Policy 3.02(F) of the City’s Comprehensive Plan states the following for parcels containing a future land use designation of Industrial:

“Each parcel of land within an area designated in an Industrial land use category by the City's Land Use Plan Map must be zoned in an industrial zoning district which excludes electrical power plants but permits one or more of the following uses, but no other uses”

The first permitted use listed in this section is light and heavy industrial uses. The Project is in compliance with this policy as the Property contains an industrial zoning designation of I-1 with a permitted use listed for the Industrial Future Land Use category.

2. Complies with all applicable zoning district standards;

Applicant is applying for this special exception to permit the outdoor store use, which is listed as a special exception use in the Code. The Property meets the various dimensional and other standards for the zoning district. If the special exception is approved, the application will meet the applicable zoning district standards. It is important to note the site has been used for outdoor storage and parking of vehicles for a number of years by a prior owner, and as such is currently configured in many respects to meet the zoning district standards.

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

Applicant has provided a site plan and landscape plan with this submittal that are in compliance with the use standards listed for outdoor storage uses. If this special exception is approved, Applicant will submit for building permits to install the necessary buffers and other items required by the use-specific standards.

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 Project will not negatively impact the capacity of existing public facilities. The Project does not include a building; only outdoor storage will be placed on the Property. As such, the Project will not generate any demand for water, sewer or schools. Additionally, the Project meets all level of service standards for stormwater management and will not decrease the level of service standards on the adjacent roadways.

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 Project is compatible with the surrounding uses and general industrial character of the area. There are several other parcels in the area that are currently being used for outdoor storage of vehicles and containers and other heavier industrial uses, including the parcels directly adjacent to the Property. Furthermore, the Project is consistent with the uses permitted within the Industrial future land use designation and the I-1 zoning district, ensuring that the use will be compatible with any future uses in the surrounding area. This location is ideal for this type of use as there is no residential nearby and the use will be entirely contained on site and operated only during daylight hours.

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 Project will not cause adverse odor, noise, glare or vibration impacts on the surrounding properties. There will be no construction debris or materials stored on the Property, only the empty containers and trucks used to haul the containers will be stored on site. Applicant intends to store 3 vehicles on the Property, along with the containers used for construction debris. The business

will operate 7 days a week, during daylight hours only, between 9:00 am and 6:00 pm. As such, there will be no vehicles traveling into or out of the site at night, reducing any impacts of noise or lights caused by the vehicles. The proposed use is low impact and creates virtually no odors, noise, or glare.

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

Applicant has submitted a site plan and landscape plan with this submittal that demonstrates compliance with the buffer requirements listed in the Use Standards sections of the Code for outdoor storage. This section requires a 10' landscape buffer along the north, east and west property lines and a 25' buffer along the south property line, fronting Dr. Martin Luther King Blvd. With this submittal, Applicant is requesting a minor administrative adjustment to reduce the landscape buffers by 10%. This will reduce the required 10' landscape buffers to 9' and the required 25' landscape buffer to 22.5'. These buffer widths are more than adequate to effectively buffer the Property from the surrounding parcels, which are also being used for outdoor storage and industrial uses.

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

There will be no change or introduction of activities which will negatively affect water or air resources, scenic resources, or other natural resources.

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;

The existing ingress and egress points on the Property will not be modified with this request. Vehicles will enter and exit the Property along NW 24th Ave. With only 3 vehicles being used to transport the containers, the use will not cause any traffic congestion on the surrounding roadways.

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

The Project will not negatively impact property values to the surrounding area. As previously stated, the Property is located within an industrial area of the City where these types of industrial uses are intended to be located. Additionally, the Project is compatible with the character of the surrounding area, with several other surrounding properties being used for outdoor storage of vehicles and containers.

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 Project fulfills a need to provide a service that hauls construction debris and materials to the appropriate landfills. This service is utilized by construction companies developing projects throughout the City of Pompano Beach and within Broward County. Industrial uses such as this are needed to meet the demands of construction related fields and it is vital that municipalities provide areas that are zoned appropriately for these types of uses. The Property is located in such an area and serves a public need.

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

The Project complies with all other relevant laws and guidelines.

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 feet to a one-half mile radius from the subject site.

As stated above, the Property is located within an area intended for industrial uses such as this. The character of the surrounding properties within a one-half mile radius are mostly industrial in nature. There are some residential use located within that radius; however, they are located south of Dr. Martin Luther King Blvd., and will not be impacted by the Project.