

**33 NW 33rd Street Industrial  
Major Temporary Use**

(P&Z# 22-15000013)

and

**Special Exception**

(P&Z # 22-17000009)



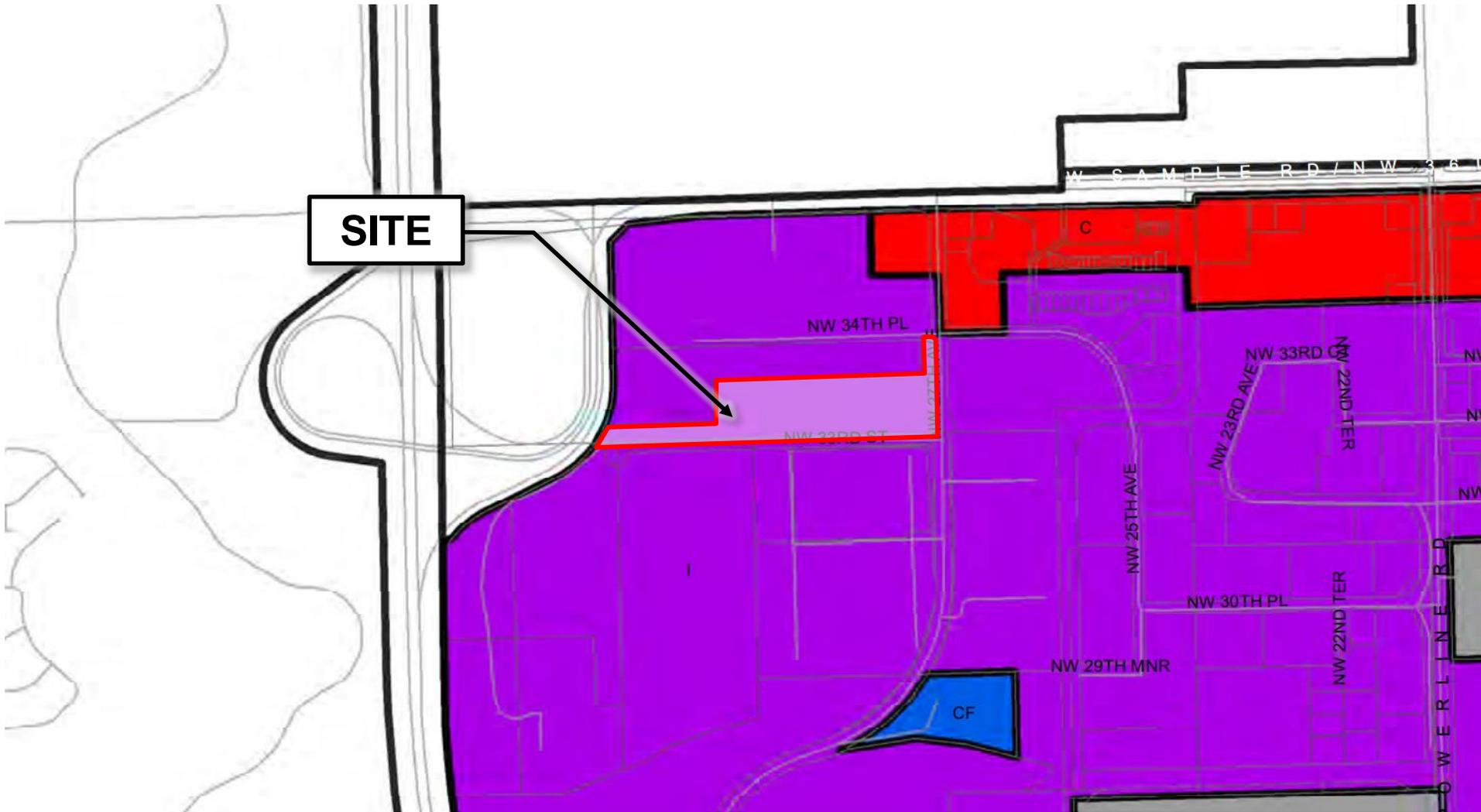
**Pompano Beach  
Zoning Board of Appeals**

October 20, 2022

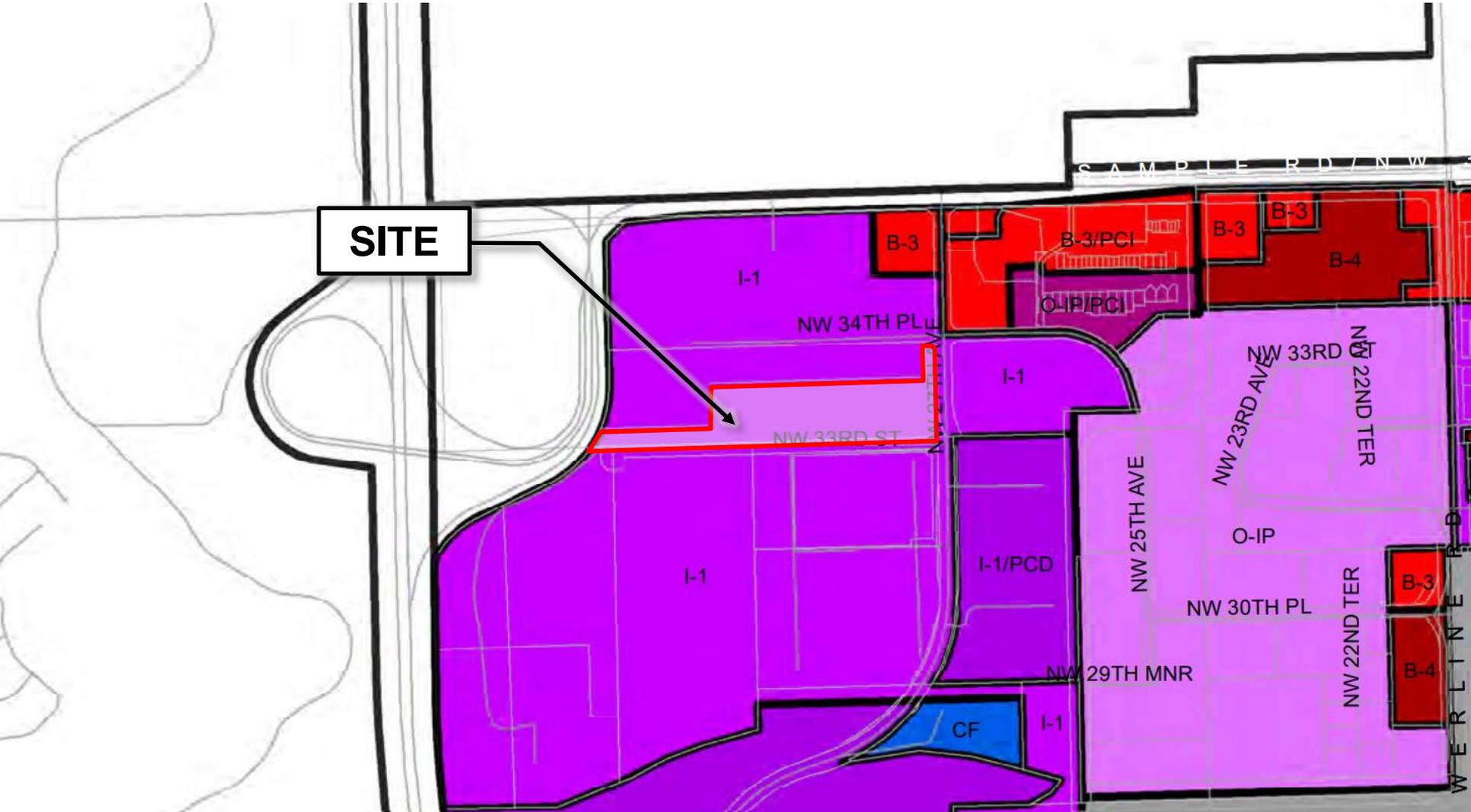
# Location



# Future Land Use: Industrial (I)



# Zoning District: General Industrial (I-1)

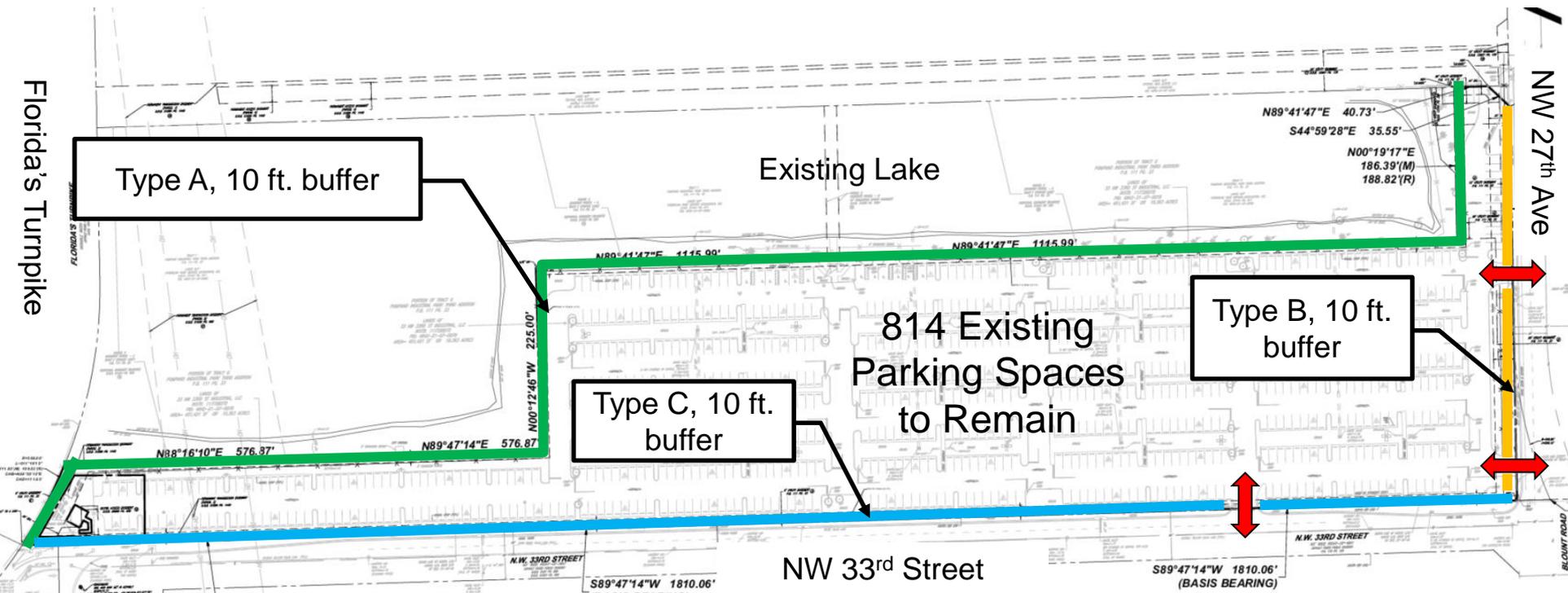


# Purpose of Request

- To utilize an existing parking lot for outdoor storage for overnight parking of commercial vehicles
- Temporary use permit will
  - Resolve Code Compliance matter (Case #22020025) and,
  - Allow the site to be used for overnight parking while improvements are installed to comply with Special Exception use requirements.

# Proposed Site Landscape Plan

- Upon Minor Site Plan approval, the required landscaping and opaque screening will be installed along all property lines



# Request: Major Temporary Use

<b>Major Temporary Use Standards</b>	<b>COMPLY</b>
1. Is on its face temporary in nature;	✓
2. Is in harmony with the spirit and intent of this Code;	✓
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;	✓
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods	✓
5. Is compatible with any principal uses on the site;	✓
6. Is located on a site containing sufficient land area to allow the temporary use and associated structures, and accommodate any associated parking and traffic movement, without disturbing environmentally sensitive lands; and	✓
7. Complies with all applicable use-specific standards in Section 155.4403.	✓

# Request: Special Exception for Outdoor Storage as a Principal Use

Special Exception Standards	COMPLY
1. Is consistent with the comprehensive plan;	✓
2. Complies with all applicable zoning district standards;	✓
3. Complies with all applicable use-specific standards in Article 4: Use 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;	✓
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;	✓
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;	✓
7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;	✓

# Request: Special Exception for Outdoor Storage as a Principal Use

Special Exception Standards	<b>COMPLY</b>
8. Avoids significant deterioration of water and air resources, scenic resources, and 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;	✓
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the 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;	✓
12. Complies with all other relevant city, state and federal laws and regulations; and,	✓
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.	✓

***THANK YOU***