

1/16/24

City of Pompano Beach

Department of Development Services, Planning and Zoning Division

100 W Atlantic Blvd

Pompano Beach, FL 33060

Special Exception

Rock Gate Capital, LLC dba 160 Driving Academy is the nation's largest truck driver training institute with over 150 locations throughout the country. 160 Driving Academy is solely focused on student's success and entering the trucking industry in a safe and well-trained manner. We are seeking approval to bring training to Pompano Beach, FL. We are seeking approval for a special exception to store trucks overnight at 2240 NW 22nd Street. This overnight storage is necessary to teach students to safely operate a commercial motor vehicle. This location will house only a small number of semi-tractor trailer trucks that will be used for onsite training as well as road training. There will be no maintenance or fueling on this lot, that will be done with local companies in Pompano Beach. Our hours of operation are Monday through Friday from 8am until 5pm. The previous business at this location was a truck driver training school as well. They had trucks overnight on this location for multiple years with no disruption to neighbors or to the community.

a. Is consistent with the comprehensive plan:

We believe that adding outdoor storage at 2240 NW 22nd Street is consistent with the comprehensive plan. The lot is zoned properly for a Vocational school. In order to operate as a vocational school we need trucks to teach our students. As for the comprehensive plan for Pompano Beach, we don't think adding outdoor storage of trucks will disrupt this plan. We will not be making any adjustments or construction to the site, only having trucks overnight. Our zo

b. Complies with all applicable zoning district standards:

Our use of a vocational school is approved in this I-1 zoning district. The special exception is to allow the storage of tractor trailers overnight.

c. Complies with all applicable use-specific standards in Article 4: Use Standards,

We believe this special exception complies with all the use-specific standards in Article 4. Under the I-1 uses, Heavy Equipment establishments are permitted. This includes heavy equipment over 12,000 GVW. This is what our trucks are, so we believe this complies with the zoning and use. We do not conduct any fueling or maintenance on our site, we will source those to local companies in Pompano Beach. All of the other standards for heavy equipment are currently being met, there is a buffer along the perimeter of the site, we will not source parts from our trucks, there are no service bays, we will only have 2-3 trucks stored overnight, and we will not display trucks on the roof. The lighting is set up so that no light is visible from any residential district.

- 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;**

Our use will not overburden the available capacity of existing public facilities and services. We are open Monday-Friday from 8 AM to 5 PM. There will be at most 15 people at the school at once which will not overburden the facilities or services. Adding outdoor storage will not generate any demand for water, or schools. This project will not decrease the level of service standards on adjacent roadways.

- 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;**

Yes, we believe this special exception is appropriate for the location and character of the neighboring lands. There is a truck and trailer repair shop right across the street, which will be very useful to us to take our trucks over for repair. This means there are already trucks in the area. There are numerous auto repair shops nearby as well. The zoning around this site is all industrial, so adding outdoor storage of trucks should not disrupt the general character of the neighborhood. There was a truck driver training school operating out of this site before us for multiple years with overnight storage and there were no issues.

- 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;**

This special exception will avoid adverse odor and vibration impacts of the surrounding lands. Since we are training students on our trucks, they do not go above 5 miles per hour in the training yard. This means there is very little noise, odor or vibration from the trucks. We have done a decibel reading at one of our other schools and it measures 50-60 decibels from 50 ft away. The only time the students will drive the trucks is on the public roads and highways, where there are already trucks. We will not be getting deliveries and will have normal refuse collection. There will be no loading or parking changes and no lighting changes. The only signage we will put up will be on the building and will be according to Pompano Beach signage code.

- g. **Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;**

There is a fence currently up on this yard to minimize the visual impact of our trucks. There is also a large tree to minimize the visual impact. If needed we will add more buffers to the fence or landscaping.

- h. **Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;**

This use will not cause any significant deterioration of water and air resources or any other natural resources. There will be no change to these resources by adding outdoor 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;**

The current ingress and egress is safe for our business and for the public. There will be little disruption to traffic flow with our use. We do not let our students on to the public road until they are deemed proficient by multiple instructors and have their Commercial Learner's Permit from the DMV, so there will be no safety concerns. Our trucks will be parked away from any ingress/ egress so as not to disturb these.

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

This special exception of allowing overnight storage of trucks will not impact property values or the ability of neighboring lands to develop uses permitted in the industrial zoning district. Again, there have been trucks stored overnight on this property for many years and it has not impacted any of these.

- 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;**

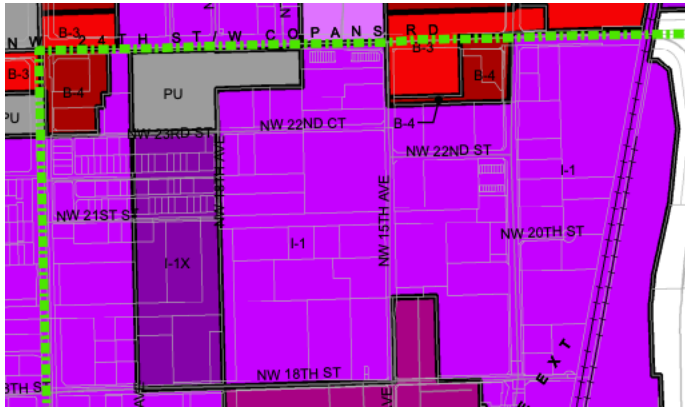
There is a huge need for truck driver training. There is a national shortage of truck drivers which causes shipping and delivery delays. 160 Driving Academy is the largest supplier of truck driver training in the US, we are estimating training over 50,000 students in 2024. We have always seen a huge need to train truck drivers in the Pompano Beach area. With it being so close to a port city, we think we can train 200 students alone at this school. 160 Driving Academy's mission is to provide a top-quality Commercial Driver's License program to train students for careers in the fast-growing trucking industry, and to train students to get a high paying job in just 4 weeks. This site is a great site for us, with it being zoned properly for a vocational school and it is around a truck repair shop, gas stations, and public transportation for students who might need it.

- l. **Complies with all other relevant city, state and federal laws and regulations; and**

We believe this special exception complies with all other city, state and federal laws and regulations. We will enter the school in the Federal Motor Carrier Safety Association training provider registry once approved so we can train students and submit them to the federal government. We will also get licensed by the DMV and Commission on Independent Education once our use is approved.

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

500 feet to a one-half mile radius from our proposed business are all industrial zoned lands. Please see below.



Thank you for your consideration of allowing outdoor storage for trucks. This approval will allow us to safely train new truck drivers to be able to obtain high paying jobs and get more safe truck drivers on our highways.

Sincerely,

Tess Cavellier, Director of Compliance and Real Estate
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