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June 16, 2023

Zoning Board of Appeals  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

Via Electronic Mail: [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com)

RE: Special Exception for Atlantic Industrial Warehouses (1528 W Atlantic Blvd., folios 484234000580, 484234030960, 484234030970)

Dear members of the Zoning Board of Appeals,

PlanW3st is representing applicant ATLANTIC INDUSTRIAL PROPERTY LLC in pursuit of Special Exception approval for the above-referenced properties. The properties are located north of Atlantic Boulevard and east of NW 16th Avenue in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the properties are vacant and the owner intends to develop the property with 4 warehouse buildings between 2,207 and 2,407 sq. ft. The subject parcel is located within a split land use (I Industrial and LM Low-Medium Residential) and split zoning (I-1 General Industrial and RS-4 Single Family Residence). The proposed warehouse buildings will be located within the I Industrial Land Use designation as well as the I-1 General Industrial zoning designation. The owner is concurrently seeking site plan approval for the property under PZ#22-12000007, and final recordation of a plat.

The proposed site plan shows warehouse buildings with outdoor storage areas that are either of a similar size as the building, or larger. This constitutes Outdoor Storage as a Principal Use. The typical end-user would be a contractor that would need warehousing or office space and would also need to store materials or equipment outdoors. In order for the owner to obtain approval of the proposed site plan with principal outdoor storage with the, the property is required to obtain Special Exception approval from the Zoning Board of Appeals. We understand that a Special Exception shall only be approved on a finding that the request as proposed meets the following standards and we believe we meet them all:

1. Is consistent with the comprehensive plan;

*The subject properties are currently vacant and lie within a split land use: I Industrial and LM Low-Medium Residential. The proposed Warehouse buildings will be located within the I Industrial Land Use designation. According to the City's adopted Comprehensive Plan, light and heavy industrial uses such as warehousing and accessory office are permitted uses within the I Industrial Land Use designation. The proposed uses are consistent with the land use designation in which they will be located, as well as the adopted comprehensive plan.*

2. Complies with all applicable zoning district standards;

*The proposed project includes Warehouses as well as Professional Office, and Outdoor Storage uses as defined in the zoning code. All uses are proposed wholly on the I-1 General Industrial zoning portion of the site. The proposed uses are permitted in the zoning district they are proposed; Outdoor Storage as a principal use is permitted by Special Exception. The project complies with the use, intensity, and dimensional standards of the code. Additionally, all 3 parcels are concurrently being platted and will be unified to further clean up the lot for development.*

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

*The areas used for outdoor storage will be fully enclosed with a pre-cast concrete wall, as well as the required Type C perimeter buffer landscaping. The perimeter of the site proposes an 8-foot wall, while individual storage areas per unit will be secured on the interior sides and interior front with a 6-foot chain-link fence. Repair of equipment, if any, will be conducted on a paved surface or within an enclosed building. All areas used for outdoor storage will also be paved, thus avoiding dust and safeguarding groundwater. Any flammable liquids or gases in excess of 1,000 gallons, if stored at this property, will be stored underground. Additionally, materials will not be stored higher than the height of the required screening.*

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 overburden the availability of public facilities. The project plat is preparing for recordation, and the project site plan was reviewed by the Development Review Committee (DRC) for concurrency on March 1<sup>st</sup>, 2022 May 19<sup>th</sup>, 2022, and June 21<sup>st</sup> 2023. Review has not revealed any issues with overburdening of public facilities and services. The project will be issued concurrency approval when the site plan approval is granted by the Planning & Zoning Board.*

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 parcel is on the western edge of the I-1 General Industrial zoning district, which extends east to I-95, and south crossing Atlantic Boulevard to SW 2<sup>nd</sup> Street. To the west of the parcel are single-family homes within the RS-4 Single Family Residence 4 Zoning District, and to the north are also single-family homes though they are within the I-1 General Industrial Zoning District.*

*While the project is industrial in nature and abuts single-family without transition, the project is within the appropriate industrial zoning district and is designed placing the storage areas to the north and east, rather than the west abutting single-family residential backyards. In order to design the project in this manner, an interpretation of setbacks was requested and confirmed under Zoning Letter 21-0200000247. Because of this response and to be a good neighbor, a substantial buffer is proposed along the north and western*

*sides of the project, and surround the property's perimeter with an 8-foot wall.*

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 site plan was reviewed by the DRC on March 1st, 2022 May 19th, 2022, and June 21st 2023. Review has not revealed any issues with odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements as designed. The property owner will take care not to impact these when the project is constructed and operating. The project will be a small warehouse development with accessory outdoor storage that will not impact the neighborhood any more than a small-scale office and industrial development. All business activity will be conducted indoors.*

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

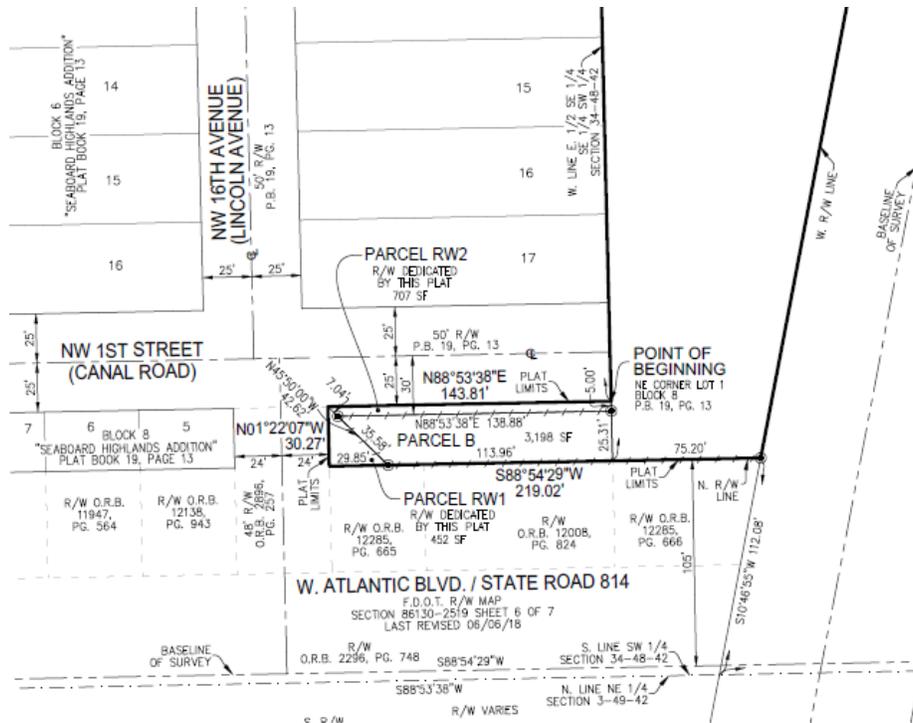
*The project is designed placing the storage areas to the north and east, rather than the west abutting single-family residential backyards. In order to design the project in this manner, an interpretation of setbacks was requested and confirmed under Zoning Letter 21-020000247. Because of this response and to be a good neighbor, a substantial buffer is proposed along the north and western sides of the project, and enclose the property with an 8-foot pre-cast wall.*

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

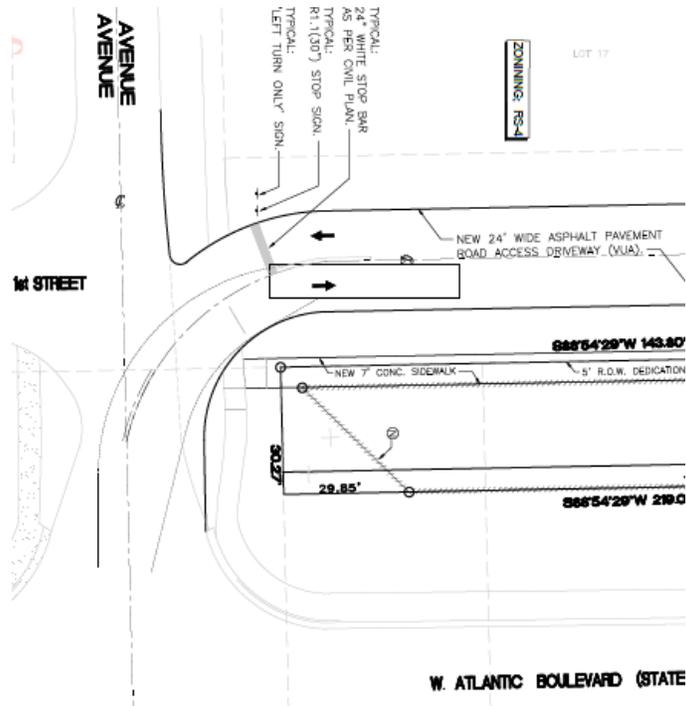
*The project will be a small-scale warehouse development with accessory outdoor storage. Review has not revealed any issues with deterioration of water and air resources, scenic resources, and other natural resources, as designed. The property owner will take care not to impact these when the project is constructed and operating.*

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 property is located off of Atlantic Boulevard, but access is limited by the proposed plat via non-vehicular access lines. This was required for Broward County approval of the plat. Access into the site to only be provided from NW 1<sup>st</sup> Street (see plat snapshot below).*



DRC reviews have not indicated issues with pedestrian or vehicle circulation within the site, and the road conditions will be constructed to current City standards. Proper vehicular and pedestrian circulation is being proposed throughout the site, including a new concrete sidewalk along the south side of NW 1<sup>st</sup> Street. The design is proposing compliant Fire and refuse truck access and turnaround as well. A left-turn-only restriction is being proposed to discourage vehicles exiting the site from turning right on NW 16<sup>th</sup> Avenue and entering the residential neighborhood (see below site plan snapshot).



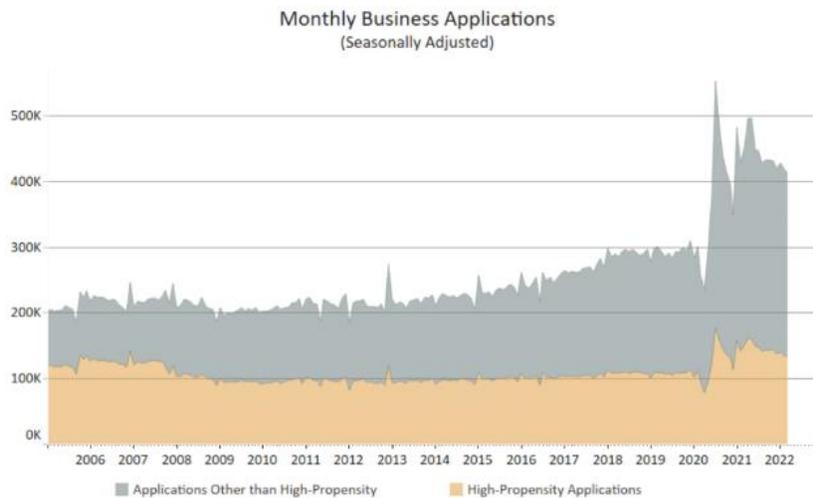
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

*The applicant proposes to develop the site with significant improvements not only to include the site circulation and limitation of access, but with improvements to the site as a whole. The site will be built to current code standards and the proposed improvements will protect and enhance property values. The use is allowed in the zoning district with this approval, and will buffer any visual impacts to the surrounding lands and abutting streets.*

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;

*At the onset of the COVID-19 pandemic, many people left jobs and started new businesses, as evidenced in multiple articles. One such article from the US Bureau of Labor Statistics states "...2020 was a record year for new business formation, with the total number of applications in 2020 . . . the highest by far compared to all years for which the data have been available." (<https://www.bls.gov/opub/mlr/2021/beyond-bls/the-covid-19-small-business-boom-startups-surge-during-pandemic.htm>) Another article from Commerce Institute (an independently funded organization that publishes research, trends, and advice for small businesses owners) states "...according to data from the US Census Bureau, 5.4 million new business applications were filed in 2021, which is the highest of any year on record and a 53% increase from 2019." (<https://www.commerceinstitute.com/new-businesses-started-every-year/>) Around this time, developers saw a need for small-scale storage space for contractors (lawn maintenance, AC repair, pool maintenance, etc.)—space that cannot be typically accommodated within the single family property of a sole-person run small business. See the graphics below to get a sense of how drastically the labor statistics changed after the pandemic. There is a demonstrated need for this type of use nationwide, and this area of Pompano is not an exception, particularly when it is located between residential and heavier industrial zoning districts.*

## New businesses started during the pandemic



## How many businesses are created each year?

Year	Number of New Business Applications	% Change vs. the Prior Year
2022	5.0 million	-7.4%
2021	5.4 million	22.7%
2020	4.4 million	25.7%
2019	3.5 million	0%
2018	3.5 million	9.4%
2017	3.2 million	6.7%
2016	3.0 million	7.1%
2015	2.8 million	3.7%

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

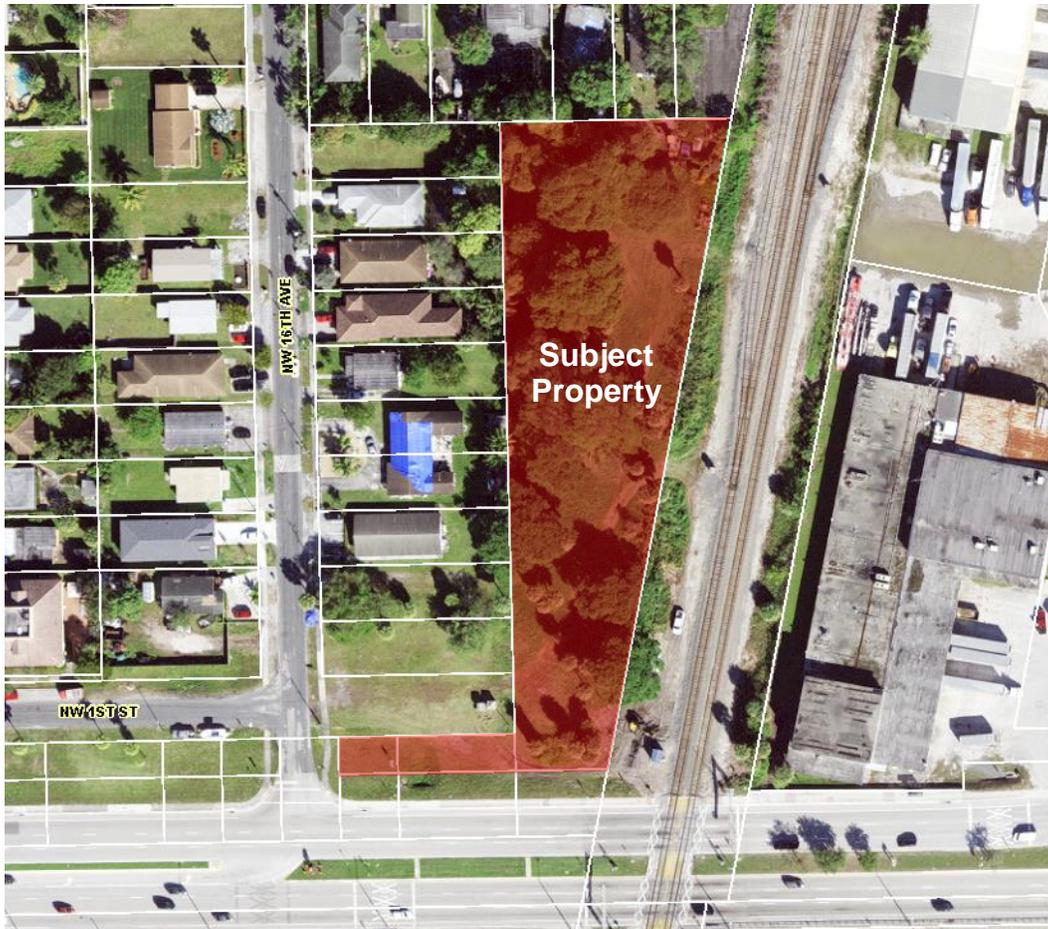
*The proposed use and site will comply with all relevant city state and federal laws and regulations. The applicant has submitted to DRC and has been reviewed multiple times to provide a compliant site plan. The property and use will comply with any staff conditions if or when they are issued during the site plan approval process.*

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.

*The image shows the approximate extents of the neighboring properties. The entire area to the east, north, and south is industrially-zoned and to the west is single-family residential.*



Exhibit "A"



Parcel Id: 484234000580,  
484234030960,  
484234030970

Owner: ATLANTIC INDUSTRIAL  
PROPERTY LLC

Situs Address: NW 16 AVE POMPANO  
BEACH FL 33069