



Staff Report

File #: LN-890

ZONING BOARD OF APPEALS

Meeting Date: JULY 16, 2026

SPECIAL EXCEPTION - GRAINGER & JENNINGS RLTY CORP

Request:	Special Exception
P&Z#	26-17000006
Owner:	Grainger & Jennings Rlty Corp
Project Location:	2250 N Andrews Ave
Folio Number:	484227260031
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Scott Hoover
Project Planner:	Scott Reale

Summary:

The Applicant Landlord is requesting SPECIAL EXCEPTION approval as required by Section 155.4228(A)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to expand existing outdoor storage operations on the subject property. Because the proposed outdoor storage area exceeds 35 percent of the gross floor area of the principal building, the use is classified as Outdoor Storage as a Principal Use within the I-1 zoning district.

The subject property is located along the east side of N Andrews Avenue, approximately 430 feet south of Copans Road in the Northwest CRA.

ZONING REGULATIONS**155.4228. INDUSTRIAL: WAREHOUSING AND FREIGHT MOVEMENT USES**

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A. Outdoor Storage (as a principal use)**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		S	P										P			

2. Definition

Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

3. Standards

Outdoor storage as a principal use shall comply with the following standards:

a. Perimeter buffer and screening standards

i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.

iii. Development Existing on or Before April 27, 1999.

(A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a landscape plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use:

(1) A fully-opaque fence may be substituted for the wall where required.

(2) Any lot on public record prior to June 25, 1991, that is 100 feet or less in width may provide a five-foot wide perimeter buffer between an outdoor storage area and an interior side or street side lot line.

(3) Buffer and screening standards shall not apply to a property line abutting an active railroad siding servicing the property.

(4) Street trees shall be provided as required by the landscape ordinance.

b. Any repair of equipment shall be conducted on a paved surface or within an enclosed building.

c. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

d. If the outdoor storage area is covered, the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

e. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

f. Materials shall not be stored higher than the height of the screening.

PROPERTY INFORMATION AND STAFF ANALYSIS

1. Existing Site Conditions:

The subject property consists of an existing industrial development located within the I-1 (General Industrial) zoning district and designated Industrial on the Future Land Use Map. The site was developed in 1984 through PRA #84-8725 for the construction of a ±14,500 square foot warehouse/office building, with a 4,750 square foot addition in 1990 through PRA #90-1307. According to current Business Tax Receipt (BTR) records, the current tenants are Fortiline Waterworks, which is a supplier of underground water, sewer, and storm utility products, and Rapid Response Team, a general contractor specializing in insurance restoration. The property is situated within an established industrial area characterized by warehouse, manufacturing, distribution, contractor, utility-related, and related industrial uses.

2. Proposed Use:

While accessory outdoor storage is existing on the site, the applicant proposes to expand the outdoor storage area by approximately 15,044 square feet, resulting in total outdoor storage that exceeds 35 percent of the total gross floor area of the principal building(s) on the site. Pursuant to Section 155.4228 of the Zoning Code, outdoor storage exceeding this threshold is classified as Outdoor Storage as a Principal Use and requires Special Exception approval in the I-1 zoning district.

If approved, the outdoor storage areas shall be brought into full compliance with the use-specific standards for principal outdoor storage, including required perimeter screening, fencing, and landscape buffers. Existing chain link fencing may require replacement or modification to satisfy current Code requirements. In addition, because portions of the proposed storage area occupy areas previously approved for on-site parking and modify site circulation patterns, the applicant shall obtain Minor Site Plan approval prior to commencement of the expanded outdoor storage use. Associated parking modifications, including any required parking reduction approval, shall be addressed through the site plan review process.

3. Compatibility Considerations:

The subject property is located within an established industrial area characterized by warehouse, manufacturing, contractor, distribution, and utility-related uses. All immediately adjacent properties are zoned I-1 and developed with industrial or warehouse uses of a similar intensity. The nearest residentially zoned properties are separated from the site by Interstate 95 and the CSX railroad corridor, thereby limiting the potential for adverse impacts on residential neighborhoods. Outdoor storage associated with warehouse, contractor, utility supply, and distribution uses is common throughout the surrounding industrial area.

Given the industrial character of the surrounding area, the proposed outdoor storage use is generally compatible with neighboring land uses, provided the required screening, buffering, and site improvements are installed and maintained in accordance with Chapter 155. Staff finds that, subject to compliance with applicable Code requirements and conditions of approval, the proposed use is not expected to create significant adverse impacts related to noise, traffic, visual character, or other site operational characteristics.

LAND USE PATTERNS

Subject property (Zoning | Existing Use):

- I-1 | merchant (wholesale and retail); tenant warehouse storage, contractor, distribution

Surrounding Properties (Zoning District / Existing Use):

- North: I-1 | repair service - paint & body shop; auto parts
- South: I-1 | repair service - furniture; storage warehouse; distribution
- East: I-1 | manufacturing - concrete mixing
- West: I-1 | Andrews Avenue Commerce Center (various warehouse/industrial uses)

SPECIAL EXCEPTION REVIEW STANDARDS

A Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

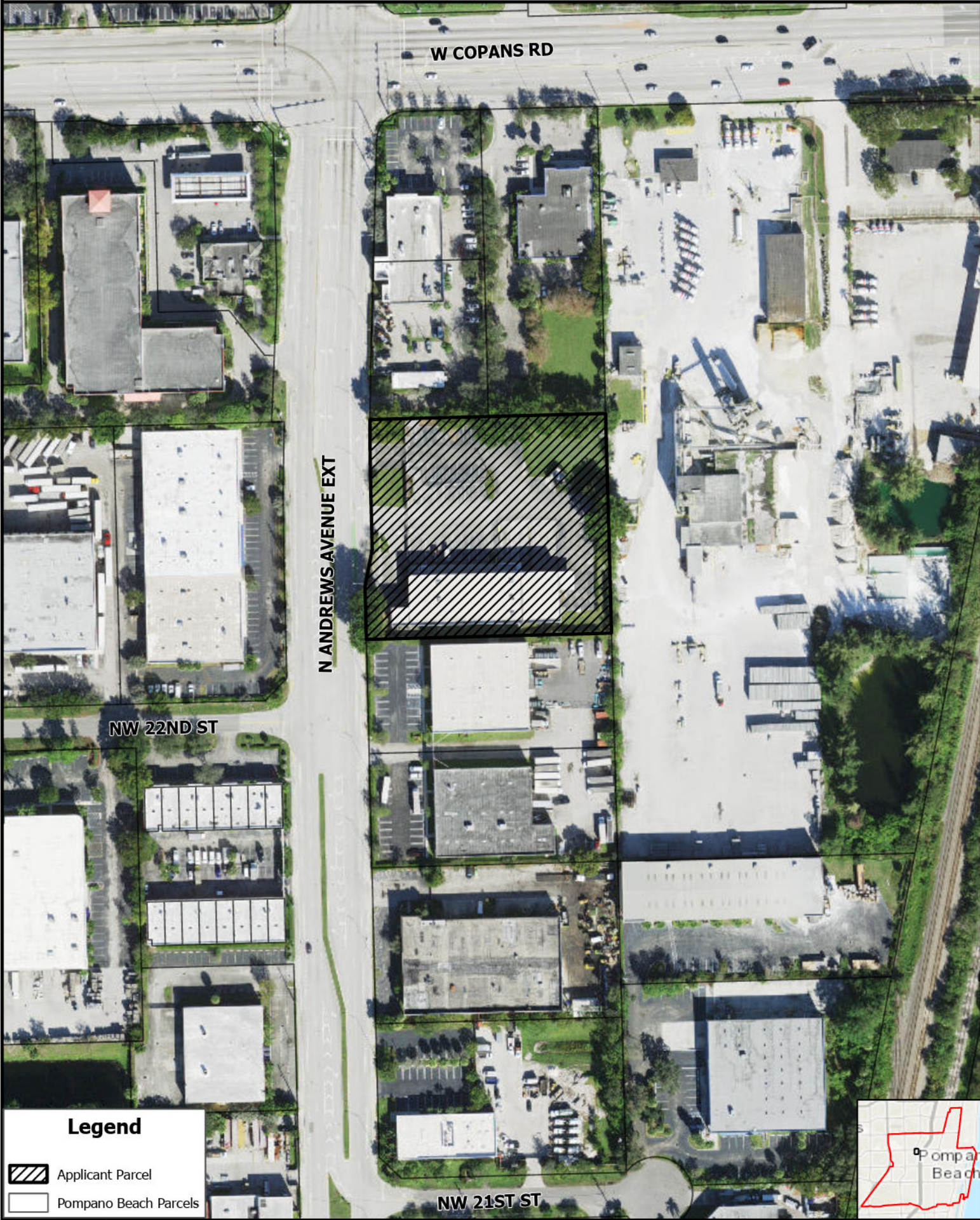
1. Is consistent with the comprehensive plan;
2. Complies with all applicable zoning district standards;
3. Complies with all applicable use-specific standards in Article 4: Use Standards;
4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited 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;
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 ft to a one-half mile radius from the subject site.

Staff Conditions:

Should the Board determine the applicant has provided competent substantial evidence sufficient to satisfy the thirteen Special Exception review standards, staff requests the Board include the following conditions as part of the Order:

1. Prior to commencement of the outdoor storage use, the applicant shall obtain and maintain all required governmental approvals and permits, including but not limited to site plan approval, building permits, zoning compliance permits, a Zoning Use Certificate, and a City-issued Business Tax Receipt for the outdoor storage.
2. The outdoor storage use shall be developed substantially in accordance with the site plan submitted with this application, except as modified by these conditions of approval and subsequent City approvals, including Minor Site Plan approval by the Development Review Committee.
3. Outdoor storage shall be limited to finished goods, materials, equipment, and products customarily associated with the lawful businesses operating on the property.
4. No junkyard, salvage, dismantling, recycling, vehicle storage yard, or similar use shall be permitted on the property unless separately approved in accordance with Chapter 155, Zoning Code.
5. Any expansion or modification of the approved outdoor storage area that materially increases the extent or intensity of the use shall require review and approval by the City in accordance with Chapter 155, Zoning Code.
6. All outdoor storage areas shall comply with the perimeter screening, fencing, and buffer requirements of Section 155.4228(A)(3)(a) and applicable provisions of Chapter 155, including minimum fence or wall height and required landscape buffers. Stored materials and vehicles shall not exceed the height of the required screening, and no outdoor storage, equipment, materials, or merchandise shall be located within any required landscape buffer area.

CITY OF POMPANO BEACH
AERIAL MAP



Legend

 Applicant Parcel

 Pompano Beach Parcels

Scale:
1:2,000
06/24/2026

2250 N Andrews Ave
GRAINGER & JENNINGS RLTY CORP

Special
Exception

Created by:
Department of
Development Services

