



October 21, 2020

Pompano Beach Planning and Zoning
Attn: Scott Reale, Senior Planner
100 W Atlantic Blvd.
Pompano Beach, FL 33060

Re: **Zoning Board of Adjustment** Temporary Parking submittal.
Property location: 290 SW 14th Ave., Pompano Beach, FL 33069
Temporary user: John Knox Village.

Dear Mr. Reale,

Our Client, John Knox Village has made arrangements with their neighbors across the street to the north and west at SW 3rd Street and SW 13th Avenue to use the vacant east portion of their fenced in property for temporary parking. We submit herewith for the ZBA and request be heard at the scheduled November 19, 2020 public hearing.

This is to list the Temporary use standards and how we meet them with the proposed layout as in the submitted site drawing AS1.01

1. Is on its face temporary in nature.
The Parking use is temporary. The reason John Knox Village needs temporary parking is due to the construction on JKV property which has begun and in the near future will require the temporary shutdown of some existing parking in order to facilitate the new work and improvements on the JKV campus.
2. Is In harmony with the spirit and intent of this code;
The temporary parking on the vacant part of this property is in harmony with the spirit of this code. The property in question is zoned I-1 and has an existing warehouse building on the opposite side.
3. Is not detrimental to property or improvements in the surrounding area, or to the public Health, safety, or general welfare;
By temporarily parkin on this lot, there is no detrimental effect to the subject property or any of the surrounding area. Our neighbors are Amerigas propane storage and Variety foods warehouse.
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;



There are no substantial adverse impacts of noise associated with the parking of vehicles used by JKV employees. There are no residential neighbors nearby.

5. Is compatible with any principal uses on the site;
The parking use is compatible with the warehouse use. The warehouse is accessed and parked on the opposite side of the building from our proposed use area. We have outlined a simple circulation path within the site which allows the current user more than adequate access to the existing doors and is independent from the temporary parking.
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
The Land area is sufficient for the proposed 84 parking spaces and drive areas. There are no structures associated with this temporary use and the traffic movement has been fully considered. The access to and from this vacant lot is from the lesser traffic street 13th Avenue and the gate is set well back from the corner of 3rd street such that stacking would be no issue.
7. Complies with all applicable use-specific standards in section 155.4403
This temporary parking use is in compliance with all applicable use-specific standards listed in 155.4403.

Thank you for the consideration of this temporary use and we welcome any comments or questions.

John E Tice
Vice President, Gallo Herbert Architects 954-703-8103
Architect FI Ar14771

Copies: Bill Pickardt, COO, John Knox Village of Florida, William J. Gallo, CEO Gallo Herbert Architects, Owner Authorized Representative.