



## Staff Report

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**File #:** LN-473

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Zoning Board of Appeals  
Meeting Date: July 20, 2023

### **MAJOR TEMPORARY USE - Mount Vernon Property Holdings LLC**

**Request:** Major Temporary Use  
**P&Z#** 23-15000006  
**Owner:** Mount Vernon Property Holdings LLC  
**Project Location:** 1508-1550 N Ocean Blvd  
**Folio Number:** 484329010070; 484329110010  
**Land Use Designation:** H- High 25-46 DU/AC  
**Zoning District:** Planned Development-Infill (PD-1)  
**Agent:** Andrea Harper  
**Project Planner:** Scott Reale

### **Summary:**

The Applicant Landowner is requesting a Major Temporary Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to temporarily utilize a vacant parcel for a temporary sales center and parking without complying with the applicable use and development standards as required by code.

The subject property is located on the east side of A1A (N Ocean Boulevard), south of NE 16 Street.

### **PROPERTY INFORMATION**

1. The subject property is a vacant undeveloped lot where the sales center trailer is proposed. The sales center will be used to showcase a forthcoming 19-story, 28-unit residential development at the subject property, which was approved via Major Site Plan PZ #21-12000037.
2. The sales center itself will be a 1-story modular steel building comprising approximately 1,600 sq. ft., with a wooden deck and associated landscaping. Four parking spaces will be reserved for the sales center.
3. The ZBA has approved a number of other sales center galleries for high-end developments on the barrier island. Staff does not object and finds the use and layout appropriate for the site and surrounding development.

### **LAND USE PATTERNS**

Subject Property (Zoning | Existing Use): PD-I | vacant land

Surrounding Properties (Zoning | Existing Use):

- North: RM-45 | Condominium (Tiffany Gardens)
- South: RM-45 | Condominium (La Costa Beach Club)
- East: RM-45 | City Park (North Ocean Park)
- West: RM-20 | Duplex & Single-Family residences

## **TEMPORARY USE PERMIT REVIEW STANDARDS**

Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

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.

## **Staff Conditions:**

Should the Board determine the applicant has provided competent substantial evidence sufficient to satisfy the seven Major Temporary Use Permit review standards, staff request the Board include the following conditions as part of the Order:

1. Obtain all necessary governmental permits and approvals, including building and zoning compliance permits, and a business tax receipt for the sales center.
2. Substantial compliance with conceptual site plan submitted with this application.
3. If permits for the approved development are not obtained prior to the expiration of this Temporary Use Permit, applicant must reapply for a new Temporary Use Permit or remove sales center and replace affected area with drought resistant sod.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

**1508-1550 N Ocean Blvd**

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES