



October 9, 2023

City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060
Attention: Zoning Board of Appeals

Re: 1380 S. Ocean Blvd. – West Parcel (Temporary Construction Trailer/Major Temp Use Permit)

To Members of the Zoning Board of Appeals:

Moss is requesting approval of a Major Temporary Use for the construction of a Temporary Construction Trailer for the project located at 1380 S. Ocean Blvd – East Parcel. The proposed Construction Trailer is comprised of one story and is approximately 1,344 sq. ft. Access to the site will be via an existing curb cut. The use will be active until construction is completed.

This letter serves as a narrative to address the Review Standards required to request a Temporary Use Permit (Major) for the referenced property. Please consider the following:

- a. Is on its face temporary in nature:

Response: The request is, in fact, temporary in nature. The proposed trailer will be construction use only during the development of the East and West Tower. It is anticipated that the proposed construction trailer will be for approximately 40 months.

- b. Is in harmony with the spirit and intent of this Code:

Response: The proposed trailer will be in harmony with the spirit and intent of the Zoning Code. The Construction Trailer meets all applicable sections of the Florida Building Code.

- c. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare:

Response: The proposed trailer will not be detrimental to property or improvements in the surrounding area, nor will it be detrimental to public health, safety, or general welfare.

- d. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods:

Response: The proposed trailer will not pose adverse effects nor impose noise impacts on any adjoining properties, including residential neighborhoods. The trailer will generally be open between the hours of 7 AM and 6 PM, seven days per week.

- e. Is compatible with any principal uses on the site:

Response: The proposed trailer's use is compatible and complimentary to the planned principal use on the currently vacant site, an approved residential project which is in the process of being constructed.

- f. Is located on a site containing sufficient land area to allow the temporary use and associated structures, and accommodate any associated parking and traffic movements, without disturbing environmentally sensitive lands, and:

Response: The proposed trailer's use has been designed to support the approved residential project, 1380 S. Ocean Blvd, on a site sufficiently larger to accommodate the proposed temporary use including associated parking and traffic movements and without disturbing environmentally sensitive lands.

- g. Complies with all applicable use specific standards in Section 155.4403:

Response: The proposed trailer will comply with all applicable use specific standards in Section 155.4403 of the Zoning Code of the City of Pompano Beach.

Our office looks forward to discussing the Major Temporary Use application with the Zoning Board of Appeals.

Thank you,

Melissa Valencia
Project Manger