

# Pompano Ford Lincoln, Inc.

Major Temporary Use Application (21-15000013)

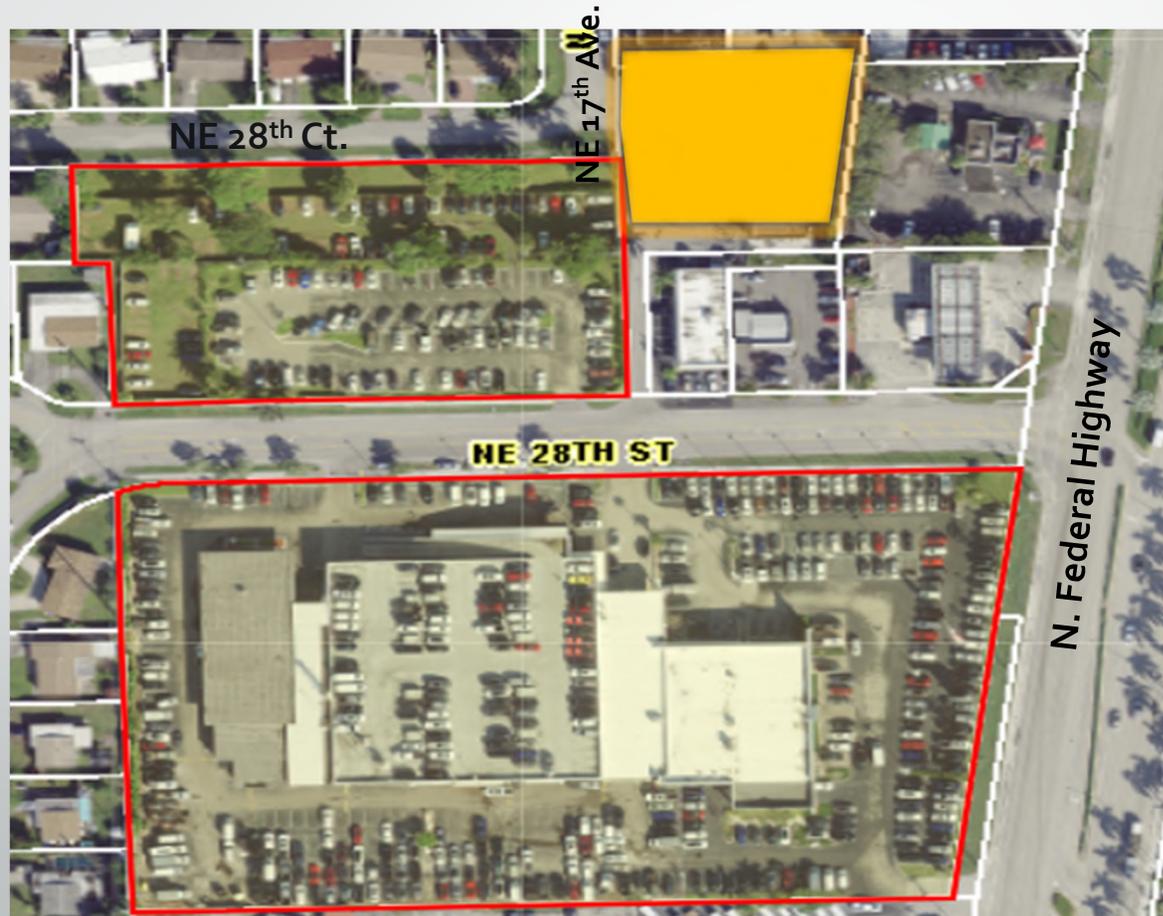


**POMPANO LINCOLN**

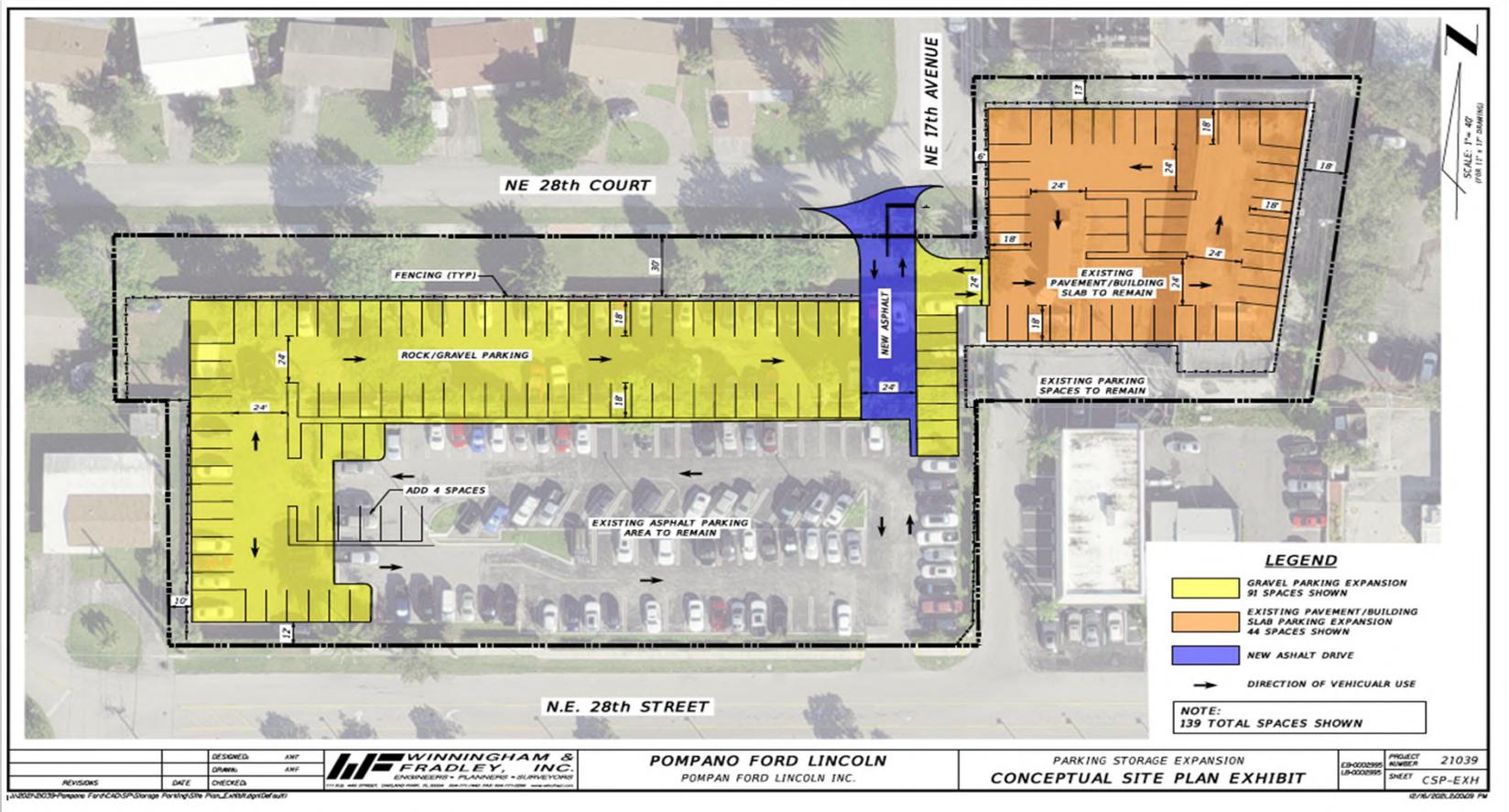
Location: 2741 N. Federal Highway, Pompano Beach, FL 33064

# Aerial

2471 N. Federal Highway, Pompano Beach



# Site Plan



DESIGNED:	AMT
DRAWN:	AMT
CHECKED:	
DATE:	

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERING • PLANNING • SURVEYING

**POMPAO FORD LINCOLN**  
POMPAO FORD LINCOLN INC.

PARKING STORAGE EXPANSION  
**CONCEPTUAL SITE PLAN EXHIBIT**

PROJECT NUMBER	21039
SHEET	CSP-EXH

1:\2020\21039-Pompano Ford\CAD\SP\Storage Parking\Site Plan\_Exhibit\sp101.dwg

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# Approval Requirements

## **1. *Is on its face temporary in nature;***

- The Applicant will utilize the proposed parking area for temporary storage of excess inventory.

## **2. *Is in harmony with the spirit and intent of this Code;***

- Proper buffering is provided between N.E. 28<sup>th</sup> Street and N.E. 28<sup>th</sup> Court which is the area that was previously approved (area in yellow) which assists with the transition between the single-family residential neighborhood and the commercial lot, consistent with the residential compatibility standards in the Zoning Code. There is an existing fence separating the residential lots which provides suitable perimeter buffering in accordance with Section 155.5203 F (Perimeter Buffers) of the Zoning Code. The additional lot (the area in orange) contains an existing commercial building with existing pavement. The building slab is to remain.

## **3. *Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;***

- All inventory vehicles will be located within an opaque fence and will not be visible outside of the fence from the residential lots and on the commercial lot that has existing pavement. The temporary parking areas will be utilized for inventory and storage; therefore, the vehicles will rarely be moved and will not cause additional noise or traffic. The parking area will be strictly for parking cars. No maintenance or repairs will be conducted in the temporary parking areas.

## APPROVAL REQUIREMENTS CONTINUED

- 4. *Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;***
  - As described above, the surplus inventory vehicles will rarely be moved and will not cause additional noise or traffic. The lighting on the property will be restricted to the perimeter and will be limited so as not to disturb nearby residences. Proper screening is and will be provided to create a logical development boundary that separates residential and commercial uses and therefore, will not affect nor disrupt nearby residences.
- 5. *Is compatible with any principal uses on the site;***
  - Currently, the Applicant's property is used for employee parking and for excess inventory parking. As such, the proposed Temporary Use is compatible with the dealership's principal use.
- 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***
  - As of now, the site already contains a parking lot, and an expansion of the property will create sufficient land area for the temporary lot. Because the lot will be used to store inventory, there will be restricted ingress and egress with circulation plan that protects the neighborhood. See circulation plan as shown on the site plan.
- 7. *Complies with all applicable use-specific standards in Sections 155.4403***
  - Not applicable.

# Notice of Public Hearing- Zoning Board of Appeals

P&Z Case No.: 21-15000013

Info: Jan 20, 2022 at 6:00 pm

CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
P&Z # 21-15000013

YOU ARE HEREBY NOTIFIED of a Petition by POMPANO FORD LINCOLN INC. ("Applicant Landowner"), before the ZONING BOARD OF APPEALS of the City of Pompano Beach, Florida, on January 20, 2022, at 6:00 P.M. The public meeting will occur in a remote format. Information for participation will be made available on the City's website alongside the Zoning Board of Appeals agenda. The Applicant Landowner is requesting a MAJOR TEMPORARY USE PERMIT from the following provision:

1. Chapter 155: Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to establish a temporary parking area that does not meet the applicable development standards as required by Code.

The property in this Public Hearing is as follows (abbreviated legal description):

19-48-43 SW<sup>1</sup>/<sub>4</sub> POR DESC AS BEG NW COR OF S<sup>1</sup>/<sub>2</sub> OF SE<sup>1</sup>/<sub>4</sub> OF NW<sup>1</sup>/<sub>4</sub> OF SW<sup>1</sup>/<sub>4</sub>, E 593.40, S 251.23, W 556.30, N 249.4 TO POB & COLLIER MANOR 34-45 B PAR A & B, LESS BEG SE COR OF PAR A, NLY 126.20, WLY 291.55, SLY 124.96, ELY 273.04 TO POB, TOG WITH LOTS 1 THRU 6 BLK 1 OF CRESTHAVEN NO 3 37-11 B together with CRESTHAVEN NO 3 37-11 B BEG SW COR PAR B, N ON W BNDRY 165.03, E 167, SW 166.17 TO S BNDRY, W 144.65 TO POB TOG WITH W 15 OF PT OF TR A OF COLLIER MANOR 34-45 B DESC AS BEG AT SE COR PAR A, NELY 126.20 TO NE COR PAR A, W 291.55, S 124.96, E 273.31 TO POB

ADDRESS: 2741 N Federal Highway

ZONED: General Business (B-3)

FOLIO(S): 4843 19 00 0190

4842 24 13 0040

You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at 954-786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. Any person who decides to appeal any decision of the Zoning Board of Appeals with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W Atlantic Boulevard, Pompano Beach, FL 33060 or by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-786-4667 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA

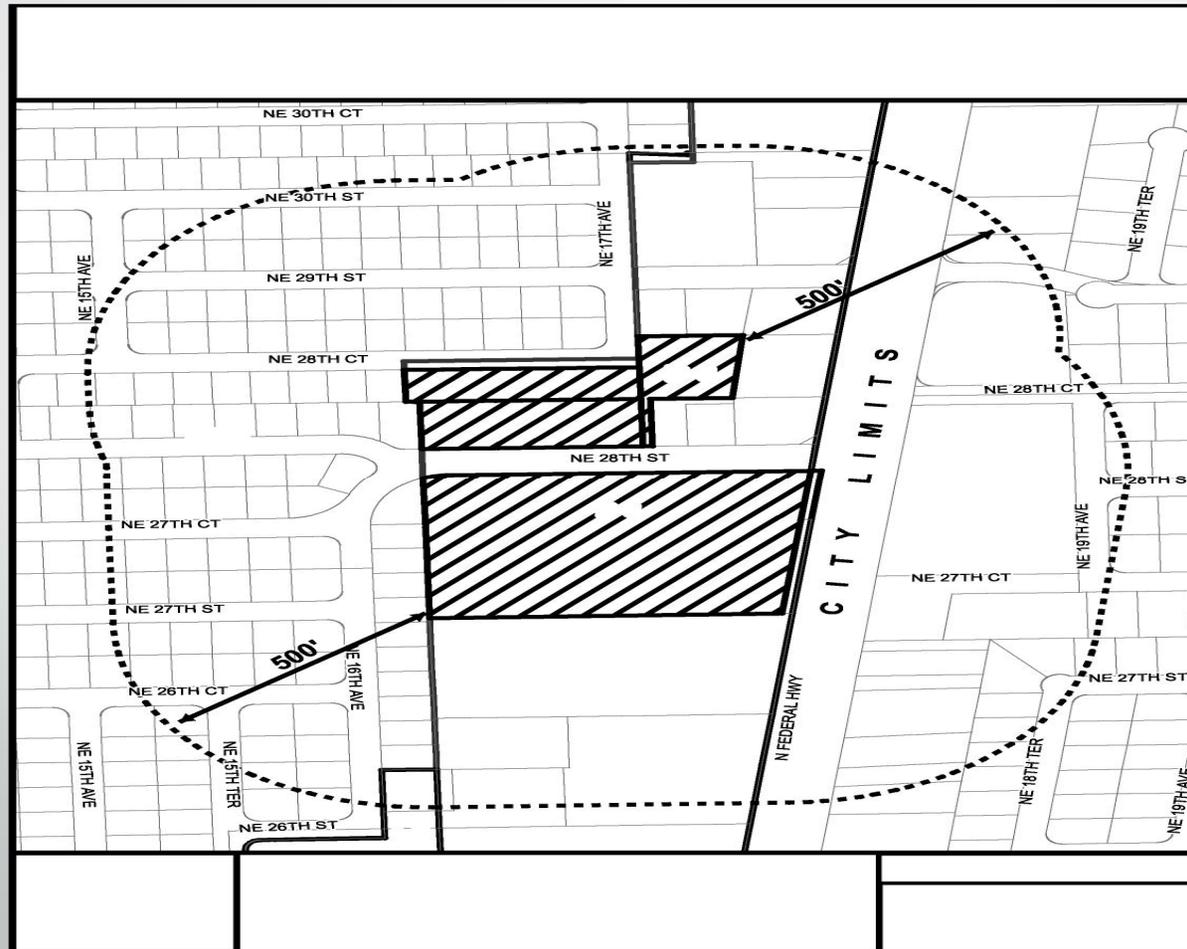
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

Published  
*Sun-Sentinel*

1/14/2022

# 500' Radius Map

Location: 2741 N. Federal Highway, Pompano Beach, FL





**Thank you!**



## Narrative

Pompano Ford Lincoln, Inc. (“the Applicant”) owns the automotive dealership located at 2741 North Federal Highway. On October 17, 2019, the Zoning Board of Appeals approved a Temporary Use Permit to allow parking on parcels located between N.E. 28<sup>th</sup> Street and N.E. 28<sup>th</sup> Court north of the main dealership parcel. At this time, the Applicant is requesting a Temporary Use Permit pursuant to Section 155.2412 of the City of Pompano Beach Zoning Code (“Zoning Code”) containing the same temporary parking area as previously approved plus an adjacent parcel to the east. See Site Plan below. The area denoted in yellow is the temporary parking area that was previously approved. The area denoted in orange is the additional parcel to be included in the Temporary Use Permit.