



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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MINOR TEMPORARY PERMIT DEVELOPMENT ORDER (22-15000003)

A DEVELOPMENT ORDER ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTION 155.2412, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR A PUBLIC PARKING LOT TO BE USED BY CONSTRUCTION WORKERS, TENANTS, AND VENDORS FOR A PROJECT CALLED “POMPANO STATION” AT 100 SE 20TH AVENUE, SE 20TH AVENUE, 111 S FEDERAL HIGHWAY, AND 103 S FEDERAL HIGHWAY (FOLIO NOS. 484236012740, 484236012770, 484236012760, 484236012750).

WHEREAS, Section 155.2412, Code of Ordinances, defines the project referenced above as a Minor Temporary Use Permit;

WHEREAS, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this application, which involves parking for general contractor, subcontractors, and vendors associated with the Pompano Station Project; and

WHEREAS, copies of the narrative letter, the conceptual illustration, and the subject property survey are on file with the Department of Development Services, and referenced herein as **Exhibit “A”, “B” & “C”**, respectively, and

WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this code, and no permit will be issued until all conditions issued are met.

The Application for Minor Temporary Permit is hereby approved by the Development Services Director subject to the following conditions:

1. Obtain all necessary governmental permits and approvals, including a tree protection permit.
2. Prior to the expiration of this approval, which cannot be extended, the site must be restored with drought-resistant sod or groundcover

EXPIRATION DATE IS 12 MONTHS FROM THE DATE OF SIGNING

David L. Recor, ICMA-CM
Development Services Director

2/16/22

Date

JEFF LANTZ, Parking Operations Manager

100 W. Atlantic Boulevard
Pompano Beach, FL 33060
Phone: (954) 786-5580
Jeff.Lantz@copbfl.com



**Temporary Use Permit: 100 SE 20th Avenue (US 1 Transit Hub for City)
– Temporary Asphalt (paved and compacted asphalt millings) Parking
on Four Vacant Lots**

The following addresses criteria questions for approval of a temporary use permit.

- 1. This permit is temporary in nature.** The temporary use permit is for the temporary parking lot is for the use mostly by the general contractor and its subcontractors and vendors constructing a twin tower apartment building on property owned by Pompano Station, LLC., located on NE 23rd, 24th and 25th Avenues. The construction site is approximately 2-3 blocks away, well within walking distance of the subject temporary parking lot. Since Pompano Station is providing transportation to and from their development site, the construction workers may also have access to a ride share vehicle operated by Circuit and funded by the developer for the connection between the two sites, namely the parking site and the job site. The temporary nature of this parking lot is driven by the following:

 - The need for parking by the principal user of the temporary parking lot, the general contractor, will be short term, approximately one and one-half years.
- 2. This temporary use permit is in harmony with the spirit and intent of this code.** The permit is in compliance with the purpose and intent of 155.5102 of the zoning code, Off-Street Parking and Loading. The code reads, *"The standards in this section are intended to provide for adequate off-street parking and loading while allowing for flexibility needed to accommodate alternative solutions."* It goes on to include in the purpose *"...encouraging pedestrian-oriented development while avoiding excessive paved surface areas..."*. This temporary solution will provide the noted flexibility while helping to protect the safety of pedestrians that are vulnerable to impacts of cars circulating in the area looking for parking. In addition, the East CRA Redevelopment encourages new development and job creation. The construction are part of the vision of the CRA Plan
- 3. This temporary use permit will not be detrimental to property or improvement in the surrounding area, or to the public health, safety and welfare.** The temporary parking lot is owned by the Pompano Beach CRA, who is attempting to acquire other property on the block, which eventually will become a site for a mixed-use building, probably a combination of housing and ground floor retail and structured

parking. The temporary use is a minimal impact use during the time the CRA is assembling a site for redevelopment.

Furthermore, the property is currently vacant which makes it susceptible to illegal and unsupervised parking and living activity (homeless), especially as demand for parking in the area increases. The City's management of the lot will provide for supervised and monitored parking operations with regular patrol of the lot. In addition, the public health, safety and welfare is supported by the project as fewer people will be circulating in cars looking for parking thus improving pedestrian safety and general air quality levels. There will also be more pedestrian activity in the area between the temporary lot and the users' ultimate destination, which will be beneficial to local retailers and businesses on the chosen pedestrian routes and will reduce traffic on the East Atlantic Boulevard and US Highway, both high volume corridors.

4. This temporary use permit will not have adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods.

The property is surrounded on its sides by either commercial streets or commercial uses all of which may use the parking lot in the event their own parking supply is insufficient. Therefore, the city could provide monthly parking passes to other businesses in the area. This action would promote pedestrian activity.

5. The temporary use permit and parking lot is compatible with any principal uses on the site.

The CRA owns one other building on its site, not part of the parking lot nor accessible to the lot, which is a retail tile shop. The parking lot is compatible with all its surrounding neighbors. The lot is currently fenced and will remain so during its temporary use. The temporary parking will not affect building setback requirements. There are no buildings on the parking lot site nor are any anticipated to be built.

6. This temporary use permit will allow a use to be located on a site containing sufficient land area to allow the use to occur and to accommodate associated parking and traffic movement.

The temporary use parking lot will be designed to provide access and circulation that permits safe, convenient, efficient, and orderly movement. The site is slightly under one acre (36,650 SF) and the number of parking spaces will not be greater than what can comfortably fit on this size lot.

7. This temporary use permit will comply with Section 155.4403 which governs outside storage and other standards.

If a sign is placed on-site, it will meet sign code standards of 156.07 of the Sign Code. Furthermore under 155.4403, no outside storage will be implemented on the parking site.

8. This permit will not interfere with the normal operations of any permanent use located on the property.

The parking lot area is currently vacant. The parking lot will not interfere with adjacent

properties to the north or south on the same block as the temporary parking lot. This temporary parking lot will provide an alternative to people that might otherwise consider using the Bank of America lot illegally and will, in that manner, improve conditions for this adjacent use.

9. This permit will not include the placement of any pay stations.

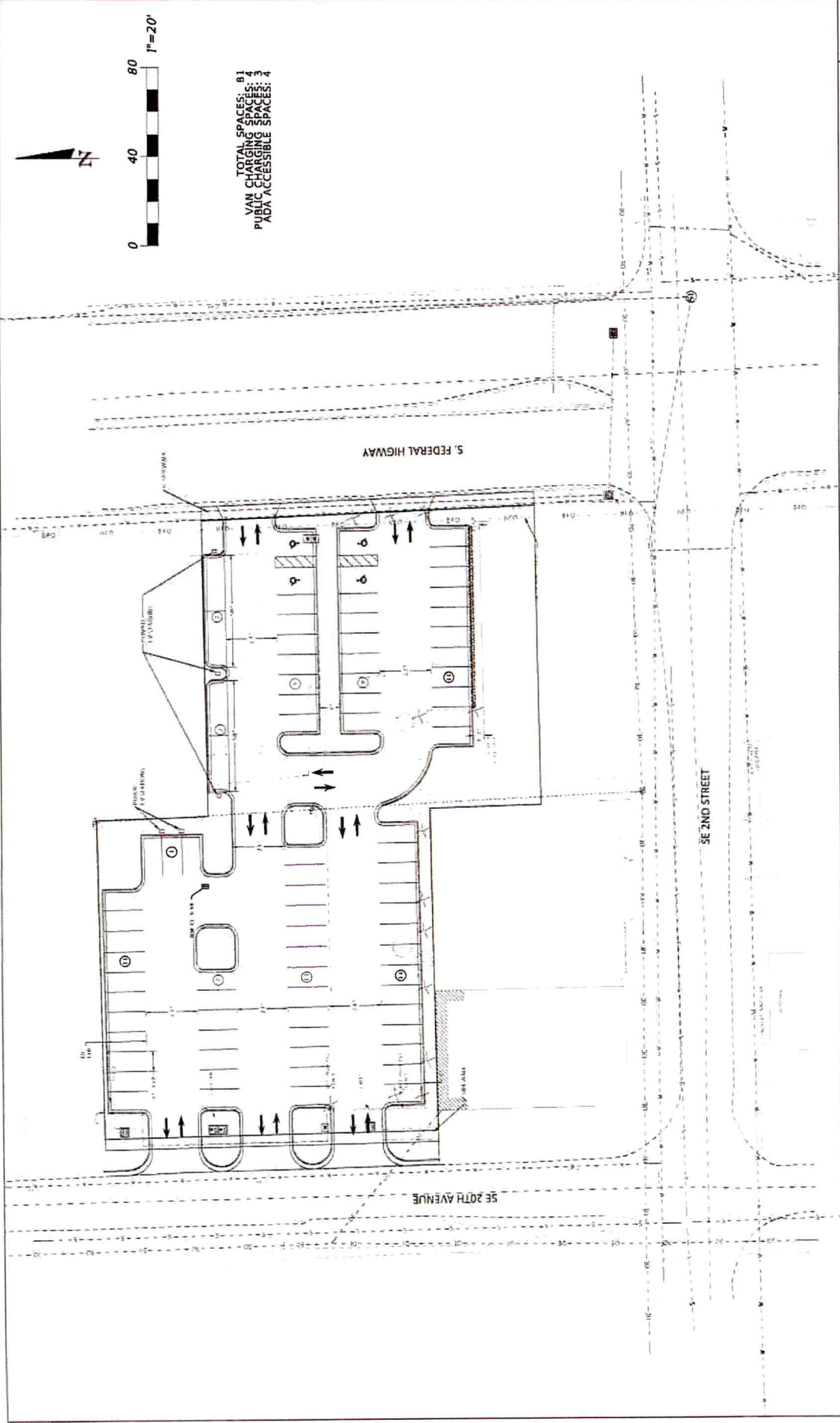
Payment for hourly parking fees, if utilized at all, would be accomplished through the Passport "Pay by App;" no cash will be collected on the property during normal day to day operations. The majority of the users will be those who purchase monthly parking permits.

10. This permit will not involve any permanent improvements.

There will be no improvements to the lot other than general maintenance of the existing asphalt paving and asphalt millings used to level the lot; there will be no additional lighting installed; and parking wheel stops will be placed on the lot to identify individual parking spaces.

 1/26/2022

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61.015-23.003, F.A.C.



TOTAL SPACES: 81
 VAN CHARGING SPACES: 3
 ADA ACCESSIBLE SPACES: 4



DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

PE No. LS
 BAXTER & WOODMAN COMPANY
 1101 S. FEDERAL HIGHWAY, SUITE 330
 WEST PALM BEACH, FLORIDA 33407
 LDB175

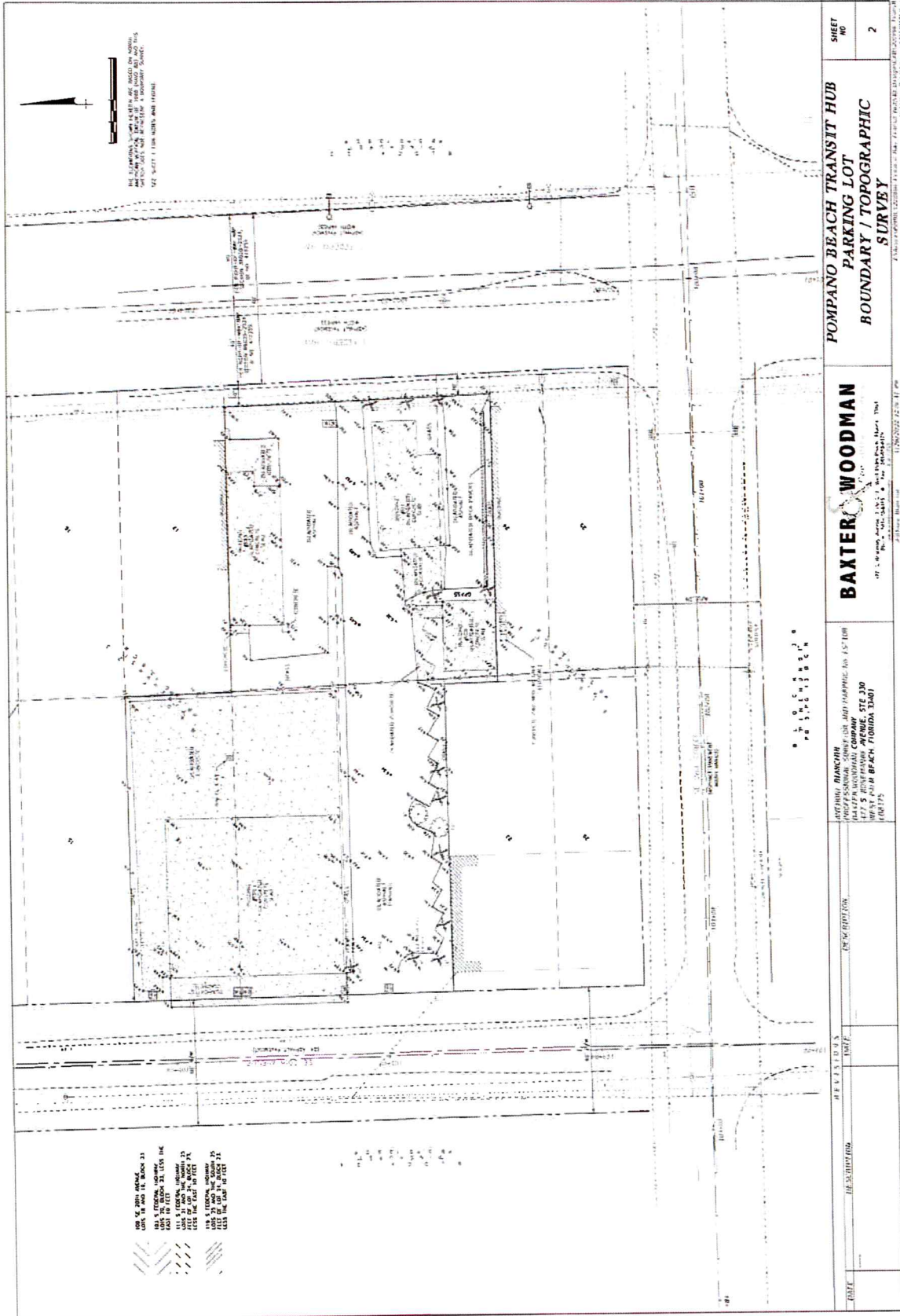
BAXTER & WOODMAN
 ENGINEERING ARCHITECTS
 1101 S. FEDERAL HIGHWAY, SUITE 330
 WEST PALM BEACH, FLORIDA 33407
 LDB175

POMPANO BEACH TRANSIT HUB
 PARKING LOT
 PRELIMINARY SITE PLAN

10/13/2021

EXHIBIT PARKING LOT LAYOUT

Exhibit "B"



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61D15-23.004 F.A.C.

DATE	DESCRIPTION	REVISIONS	BY	DATE	BY	DATE	BY
		BAXTER WOODMAN OF 10000 BAYVIEW BLVD, SUITE 100, POMPANO BEACH, FLORIDA 33061 (954) 385-1111		POMPANO BEACH TRANSIT HUB PARKING LOT BOUNDARY / TOPOGRAPHIC SURVEY		SHEET NO 2	

Exhibit "C"