



Staff Report

File #: LN-01

Zoning Board of Appeals
Meeting Date: September 17, 2020

MAJOR TEMPORARY PERMIT

Request: Major Temporary Permit
P&Z# 20-15000009
Owner: Paramount Park LLC / Joseph R. Kolling, Manager
Project Location: NW 15 Avenue
Folio Number: 484227530010
Zoning District: I-1 (General Industrial)
Agent: Paola West
Project Planner: Scott Reale

Summary:

Applicant Landowner is requesting a Major Temporary Permit from the provisions of Chapter 155: Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to operate a truck terminal without complying with the applicable development standards and without obtaining site plan approval as required by Code.

The property has an I - INDUSTRIAL land use designation and is located in the Northwest CRA at the northwest corner of NW 15th Avenue and NW 18th Street on vacant/undeveloped land.

The subject property has no code compliance cases and no Business Tax Receipts.

The subject property obtained Major Site Plan approval (PZ #19-12000011) in January 2020 in order to construct two new 1-story flex space warehouse/office buildings totaling 69,970 square feet, along with associated parking, loading bays, and landscaping. The applicant's narrative indicates that due to the current pandemic, the property's investors have decided to postpone construction of the approved site plan, and instead temporarily utilize the property as a truck parking lot, which most closely aligns with a *Truck or Freight Terminal* (§155.4228.B) in the Zoning Code. The applicant's narrative states they are able to comply with the use-specific standards for a truck terminal, which include specific perimeter buffer requirements and proper vehicle stacking, circulation, and turning movements. A conceptual site plan demonstrating the proposed temporary truck terminal is included in the application package.

Following are the land use patterns of the surrounding properties.

Surrounding Properties (Zoning District / Existing Use):

- a. North - General Industrial (I-1) / Warehouse, Distribution, Contractor's Office, Manufacturing
- b. South - Office-Industrial Park/Planned Commercial Development (O-IP/PCD) / Warehouse, Distribution, Manufacturing
- c. East - Office-Industrial Park/Planned Commercial Development (O-IP/PCD) / Warehouse, Distribution, Manufacturing
- d. West - General Industrial (I-1) / Truck Terminal

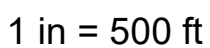
A Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

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 that the Applicant has provided competent substantial evidence sufficient to satisfy the seven Temporary Use Permit review standards, Staff requests the Board include the following conditions as a part of the order:

1. Obtain all necessary governmental permits and approvals.
2. Substantial compliance to the conceptual site plan submitted.
3. Provide required perimeter buffer for this use.
4. No repairs, no public access, and minimal loading and unloading.
5. If permits for Site Plan PZ #19-12000011 are not obtained prior to the expiration of this temporary use permit, the site must be restored with drought-resistant sod.



PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES