



Staff Report

File #: LN-28

Zoning Board of Appeals
Meeting Date: November 19, 2020

MAJOR TEMPORARY USE - GFS 14TH AVENUE LLC

Request:	Major Temporary Use
P&Z#	20-15000013
Owner:	David Gelles for GFS 14 th Avenue, LLC
Project Location:	290 SW 14 th Avenue
Folio Number:	494203000036, 494203000038
Land Use Designation:	I- Industrial
Zoning District:	I-1 (General Industrial)
Agent:	Ronald L. Cipriano, NEFCO Corp
Project Planner:	Scott Reale, AICP

Summary:

The 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 of Ordinances, in order to temporarily utilize a vacant lot for off-site parking without complying with the applicable development standards as required by Code.

The subject property is located on the north side of Race Track Road (SW 3rd Street), between SW 13th Avenue and SW 14th Avenue.

LAND USE PATTERNS

Subject property (Zoning / Existing Use): I-1 / warehouse building and vacant lot

Surrounding Properties (Zoning District / Existing Use):

- North: I-1 / warehouse (no active BTR)
- South: I-1 / truck and auto repair
- East: I-1 / propane storage (Amerigas)
- West: I-1 / warehouse (granite/marble fabrication)

The applicant's narrative indicates the purpose of the requested 84 temporary grass parking spaces stems from ongoing construction at the nearby John Knox Village senior living community.

The conceptual site plan shows the temporary parking lot will be accessed from SW 13th Avenue, which is preferred to heavily traveled Race Track Road. A small portion of the proposed parking area is located on a parcel with an existing warehouse; however, access to that warehouse is through SW 14th Avenue, so there should not be any conflict.

The vacant lot has an existing fence along the perimeter.

TEMPORARY USE PERMIT REVIEW STANDARDS

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

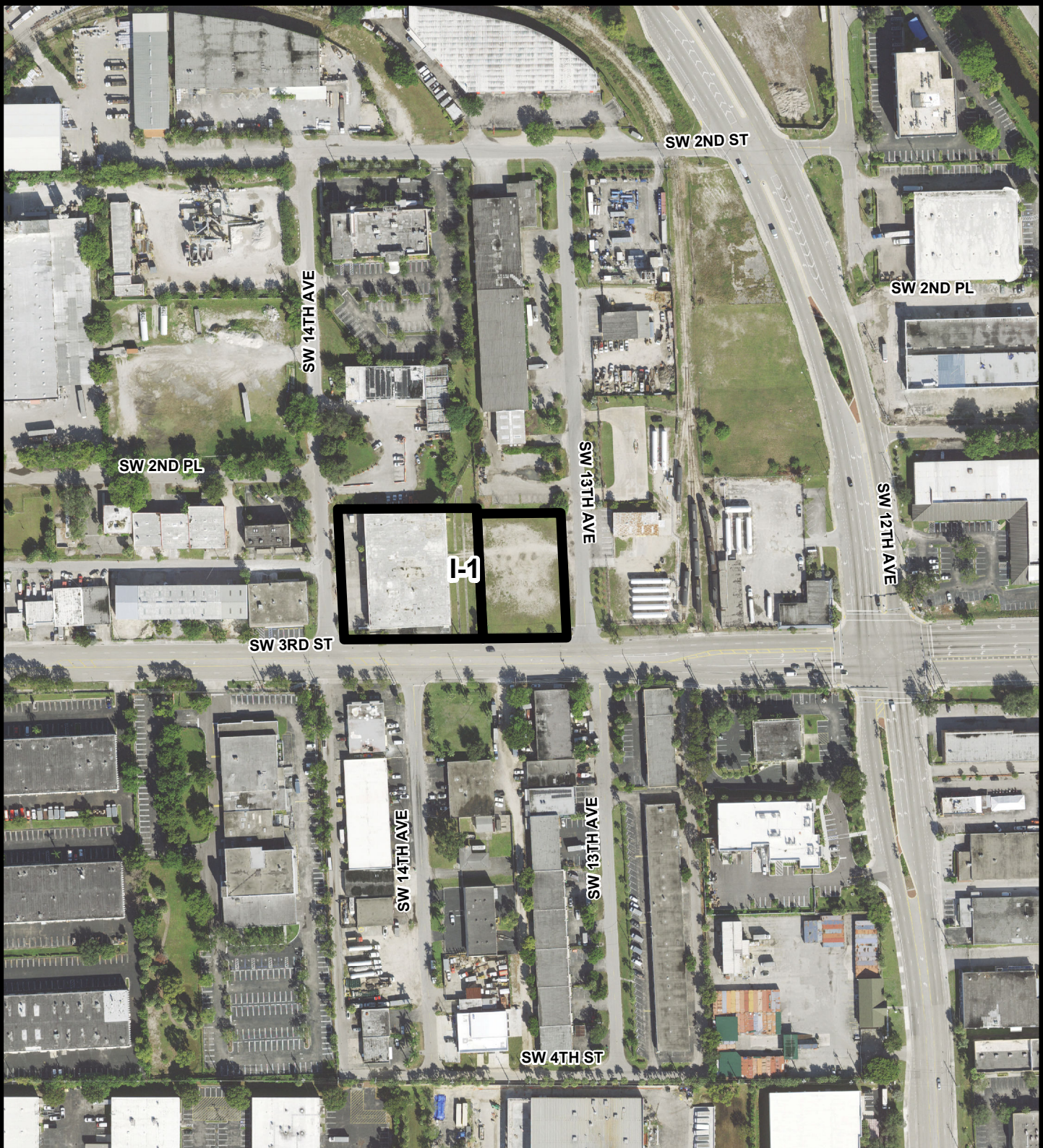
1. Is on its face temporary in nature;
2. Is in harmony with the spirit and intent of this Code;
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
4. Does not have substantial adverse effects or noise impacts on any adjoining 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 that the Applicant has met the necessary prerequisites for granting a Major Temporary Use Permit, Staff requests the Board include the following conditions as a part of the Order:

1. Obtain all necessary governmental approvals, including building and zoning compliance permits.
2. Substantial compliance with conceptual site plan submitted with this application.
3. Use of the lot is limited to parking and shall not be used for construction staging or storage associated with the John Knox Village improvements.
4. Prior to the expiration of this approval, drought-resistant sod shall be installed on the entire property.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES