

December 16, 2021

Mr. Scott Reale
 City of Pompano Beach
 Department of Development Services
 Planning and Zoning Division
 100 West Atlantic Boulevard, 3rd Floor
 Pompano Beach, FL 33060

Re: Zoning Board of Appeals Application for Temporary Use Permit - Narrative

Dear Scott:

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. 28th Street and N.E. 28th 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.



The requested Temporary Use meets the required Review Standards—outlined below:

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. 28th Street and N.E. 28th 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.

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.

Sincerely,

GREENSPOON MARDER LLP



Deena Gray, Esq.
For the Firm