

Arcwerks Incorporated

Architecture & Planning

October 4, 2024

Review Standard 155.2412: Major Temporary Use Permit City of Pompano Beach

PROJECT:

2798 E. Atlantic BLVD

Pompano Beach, FL 33062

1. Is on its face temporary in nature?

Response: The exterior portion of the subject property, 2798 East Atlantic Blvd, Pompano Beach, FL 33032 is part of a plan to redevelop the inside of the existing vacant restaurant to create a new and inviting atmosphere to the property. The proposed outdoor “deck”, which will be used for outdoor seating/dining, will not be permanent in nature until formal site plan application has been submitted and approved for the outdoor deck.

2. Is in harmony with the spirit and intent of this Code?

Response: The proposed use is in harmony with the intent of this code by virtue of its non-permanent nature and its intent to create an inviting and safe atmosphere within site limits and along the East Atlantic corridor.

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

Response: The proposed outdoor “deck” will not, in any way, impeded upon any other parcel thus preventing further improvements to surrounding parcels or sites. The proposed deck will provide a layer of protection to the public preventing any misuse of the driveway as a “cut-through” to Atlantic BLVD. This will protect both pedestrians in the area walking, as well as motorists traveling on Atlantic BLVD.

4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods

Response: Our site will be open daily and hold occasional outdoor events and as a result, the proposed use will affect nearby permanent uses, businesses or nearby neighborhoods.

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5. Is compatible with any principal uses on the site

Response: The principal use on site will be outdoor dining which would be in conjunction with the future renovation of the existing interior restaurant space. See proposed drawings for additional information.

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

Response: The existing site has a total of 17,294 square feet. This space will accommodate the proposed use and deck installation. Parking is available behind the main structure as well as to the East, across SE 28th Ave. This will accommodate the proposed use without causing any harm to any environmentally sensitive areas.

7. Complies with all applicable use-specific standards in Section 155.4403.

Response: To the best of my knowledge and understanding, this proposed use complies with all applicable use-specific standards in Section 155.4403.

If you have any questions regarding the above responses, please contact our office at (954) 432-8181.

Respectively Submitted,
Joanna Valdes, Assoc. AIA
Project Manager