

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: December 20, 2023

Landowner: 20 N Oceanside Owner LLC

Case No.: 23-15000012

Address: 20 N Ocean Blvd.

Zoned: General Business (B-3)/Planned Commercial Development (PCD)/Atlantic Boulevard Overlay (AOD)

Folio(s): 484331450010

Legal Description:

PARCEL 1:

PARCEL "A", ATLANTIC POINT PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REQUEST:

The Applicant Landowner is requesting a Major Temporary Use Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the Pompano Beach Zoning Code in order to temporarily utilize a parcel for a sales center with associated parking and landscaping without complying with the applicable use and development standards as required by Code.

* * * * *

ORDER


WHEREAS, upon presentation of the Applicant's request for the Major Temporary Use Permit at a public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at said hearing, the Board finds that competent substantial evidence was presented to allow a Major Temporary Use Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the Pompano Beach Zoning Code in order to temporarily utilize a parcel for a sales center with associated parking and landscaping without complying with the applicable use and development standards as required by Code.

THEREFORE, the Applicant's request for the above Major Temporary Use Permit is **GRANTED**, conditioned on applicant fulfilling the following:

1. Obtain and/or maintain all necessary governmental permits and approvals, including building and zoning compliance permits.
2. Substantial compliance with conceptual site plan submitted with this application.

3. Provide hedges and basic landscaping around the sales center and parking area, to be approved by the city's Urban Forester.
4. If permits for the associated development are not obtained prior to expiration of this Temporary Use Permit, applicant must reapply for a new Temporary Use Permit or remove sales center and replace affected area with drought resistant sod.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on December 14, 2023.

DocuSigned by:

Daniel Paffe Chairman, Zoning Board of Appeals

Filed with Development Services Department on 20 day of December, 2023.

DocuSigned by:

Martha Lawson, Head Secretary Development Services

A party aggrieved by a final decision by the Zoning Board of Appeals as provided in City Code Section 155.2424, may petition the Circuit Court for issuance of a Writ of Certiorari in the manner and within the time provided for the Florida Rules of Appellate procedure.