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August 18, 2020

Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: sreale@copbfl.com

RE: Major Temporary Permit for NW 15th AV (484227530010)

Dear members of the Zoning Board of Appeals,

PlanW3st is representing applicant Paramount Park, LLC in pursuit of a Major Temporary Permit for the above-referenced property. The property, owned by the Paramount Park LLC, is located at the northwest corner of NW 18th Street and NW 15th Avenue in Pompano Beach (refer to **Exhibit “A”** included with this narrative). The property recently obtained site plan approval in order to construct two 1-story flex space warehouse/office buildings and associated sitework, and was ready for construction when COVID-19 changed the norm. This previous development was approved by Major Site Plan (19-12000011) on January 22, 2020. Due to the pandemic, the property's investors decided to hold off on constructing the project pending the outcome of the nation and how the market moves after the pandemic subsides. Since the property will be sitting temporarily vacant and financially unproductive, the property owner would like to utilize the property as a truck parking lot for a period of one year before starting construction on the project that was previously approved. Because of this new direction, the property owner would respectfully request the Zoning Board of Appeals grant a Major Temporary Permit in order to operate a truck terminal without complying with a bulk of the Development Standards of Article 5 (paving, striping, interior landscaping, etc.) and without obtaining site plan approval as per 155.2407 (Article 2).

We believe that we meet all review standards as specified in code section 155.2412 [Temporary Use Permit] and understand that this permit shall only be approved on a finding that the temporary use as proposed:

1. Is on its face temporary in nature;

The property is currently vacant and as stated in the introduction, due to the current pandemic. The property recently obtained site plan approval for two 1-story flex space warehouse/office buildings and associated sitework. The owner wishes to operate a temporary truck parking lot for large semis for a period of one year during this COVID-19 pandemic. If just prior to a year after this approval, the site planned project will not be constructed, the property owner will obtain site plan approval for the truck terminal permanently and will develop the site complying with all code requirements.

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

The property is currently zoned I-1 General Industrial District. The proposed temporary use is industrial as defined in code section 155.4228(B), and the primary use of the property will be the parking of trucks where loading and unloading will be carried on regularly and no repairs will be performed. A truck or Freight Terminal is also permitted by right in the I-1 zoning district. Furthermore, the use proposed is in harmony with the spirit and intent of the industrial base zoning districts as follows:

- The property will house and industrial use in an industrially-zoned lot, surrounded by other industrially-zoned parcels,
- The use will provide employment opportunities close to home for residents of the city and surrounding communities,
- The use will be located in an industrial parcel surrounded by other industrial parcels, which by default keeps from generating any adverse effects of incompatible uses,
- Since the use will be located in an industrial parcel surrounded by other industrial parcels, it maintains the impact of industrial development on industrial land and not on other residential and commercial uses
- As full development of this property into a temporary truck terminal will be a waste of construction materials and gas emissions, temporary approval without full development will allow the property owner to minimize material waste, greenhouse emissions, and other pollution. Additionally, the owner agrees to build the necessary perimeter buffer so that when the permanent development is constructed, the buffers will be code compliant and not need to be built or rebuilt.

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

The proposed use of the property will be solely a truck parking/terminal. There will be no repairs, and loading and unloading will be minimal. There will be no public access, so traffic will not be a public safety issue, and the circulation will be maintained in accordance with the fire safety codes of the City.

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

The proposed use of the property will be solely a truck parking/terminal and, as previously mentioned, there will be no repairs and minimal loading/unloading. Additionally, the owner agrees to build the necessary code-compliant perimeter buffers to reduce any impacts on neighboring properties.

5. Is compatible with any principal uses on the site;

The property is currently vacant. The primary use proposed is a truck parking terminal for semis. Accessory to this use will be a small restroom building for the truck operators.

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;

There are no sensitive lands on this parcel. The property has over 4 acres of land and adequate space for the proposed use and the required perimeter buffers.

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

This use is a Major Temporary Use and not listed in 155.4403. As per code section 155.4403(B) [Truck or Freight Terminal], a truck or freight terminal shall comply with the following standards, which the property owner has agreed to comply with at minimum:

- a. A type B perimeter buffer shall be provided along all perimeters of the site except where a type C perimeter buffer is required by Section 155.5203.F, Perimeter Buffers.
- b. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

Thank you for your consideration. We respectfully request you grant the property a Major Temporary Use Permit as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner

Exhibit "A"



Parcel Information

Folio Number: [484227530010](#)

Owner: PARAMOUNT PARK LLC

Situs Address: NW 15 AVE POMPANO BEACH
FL 33069

PARAMOUNT PARK 183-371 B
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