



TEMPORARY USE PERMIT APPLICATION
NARRATIVE STATEMENT BY OWNER

I, Ilias Lou Moshakos, acting as managing member of PB Dix, LLC, owner of property located at 1621 North Dixie Highway, Pompano Beach, FL 33060, wishes to temporarily store a container, measuring 8' in width, 8' in height and 20' in length, on property that is zoned Industrial-1.

The purpose of the application is to store restaurant chairs and tables and other small pieces of furniture within the container during the off-season months, generally considered to be July through October of each year. Our family owns two restaurants in Pompano Beach, one called "Oceanic" and another called "Lucky Fish." During peak times between November and June of each year we need to add more tables and chairs to the restaurants to provide additional seating for customers. In addition to the two existing restaurants, we recently were awarded the privilege of leasing property owned by the City of Pompano Beach located on the beach along Pompano Beach Boulevard, and we are in the process of constructing a new restaurant on the beach. We are in the permitting process for the third restaurant which will be completed by the Fall of 2025.

We purchased the property at 1621 N. Dixie Highway for the purpose of constructing buildings for our purposes on a permanent basis as well as attracting future tenants not unlike our company for similar purposes.

In summary, our application is for temporary use only until such time as we construct a permanent facility. Storage is one of those uses that is highly important for large restaurant owners such as us.

Thank you for your consideration and support.

Sincerely,

3-12-24

Ilias Lou Moshakos, Managing Member
PBDIX, LLC
6510 Chapel Hill Road
Raleigh, NC 27607

Family Owned and Locally Operated



MAJOR TEMPORARY USE PERMIT REVIEW STANDARDS

Project: 1621 N. Dixie Hwy, Pompano Beach, FL

Applicant: Lou Moshakos, Owner, PBDIX, LLC

QUESTIONS AND ANSWERS

- a. Is on its face temporary in nature? Yes, the request to place a container on the subject property is temporary until such time as the Owner can build a permanent facility.
- b. Is in harmony with the spirit and intent of this code? Yes, because it is only temporary and because the intended short term purpose is to be able to store tables and chairs for use in three restaurants owned by the Applicant; the storage and the restaurants benefit the City, providing food and beverage to the public. Furthermore, the Applicants will plan in the a project that will have space provided that will store tables and chairs for the Applicants' restaurants.
- c. Is it detrimental to property or improvements in the surrounding area, or to public health, safety or general welfare? The storage container is opened very infrequently and only for the purpose of loading chairs and tables into the container or taking the same out prior to and after the winter season.
- d. Does have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods? No, first there is no noise being generated by the container, only the occasional opening and closing of an entry door. The neighbors to the immediate west are a canvass awning contractor; further away but not behind the location of the container is a small residential subdivision. Much further north is a warehouse use.
- e. Is compatible with any principal uses on the site. The principal use of the site is vacant land.

- f. 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 is sufficient area (approximately two acres) to accommodate the container. There are no associated structures other than the container itself, which measures 8 feet high, 8 feet wide and 20 feet long. There are no environmentally sensitive lands on the site or nearby. The temporary use does not generate traffic trips except the occasional trip to or from the container to retrieve its contents or to store tables and chairs.
- g. Complies with all applicable use-specific standards in Section 155.4403. Yes, temporary use complies with standards of 155.4403. The upon which the container will be located is zoned I-1 (industrial).

Prepared by Chris Brown, City Planner in consultation with the Applicant on 03.28.24