

THE ZONING BOARD OF APPEALS  
CITY OF POMPANO BEACH, FLORIDA

Date: March 22, 2022

Landowner: Tal Shiar Properties LLC  
Case No.: 22-15000006  
Address: SW 3 Street (vacant lot)  
Zoned: Multiple – Family Residence 30 (RM-30) and General Business (B-3)  
Folio(s): 4942 02 02 0061 & 4942 02 02 0063 & 4942 02 02 0070

Legal Description:

AVONDALE 6-29 B LOT 41 THRU 48, ALL LESS S 10 FOR RD & LESS PT INC'D IN PARCEL 115 OF CA 89-17174 FOR ADD'L R/W BLK 1 TOGETHER WITH S 1/2 OF PT OF VAC'D ALLEY LYING N OF & ADJ TO LOTS 41 THRU 48 BLK 1 together with AVONDALE 6-29 B LOTS 49 THRU 54, LESS RACE TRACK RD BLK 1 TOGETHER WITH W 1/2 OF PT OF VAC'D ALLEY LYING N OF & ADJ TO LOTS 49 THRU 54 BLK 1 together with AVONDALE 6-29 B PT OF LOT 10 DESC'D AS, COMM AT SW COR OF LOT 10, N ALG W/L 33.22 TO POB CONT N ALG W/L 33.20, SELY 41.84 TO PT ON N/L RACE TRACK RD W 25.67 TO POB & PT VAC'D 10 FT ALLEY LYING E OF LOT 58 TOGETHER WITH LOTS 55 THRU 58, ALL LESS R/W FOR RACE TRACK RD & LESS PT OF LOT 58 & OF VAC'D ALLEY ADJ TO LOT 58 AS DESC'D IN OR 24496 PGS 554-555, & TOGETHER WITH S 1/2 OF VAC'D ALLEY N OF LOTS 55 THRU 58 LESS SAID DEEDED PT BK 1

REQUEST:

The Applicant Landowner is requesting a Major Temporary Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the City of Pompano Beach Zoning Code, in order to temporarily utilize vacant lots (Zoning Districts: RM-30 and B-3) for an off-site construction staging area and storage without complying with the applicable use and development standards as required by Code.

\* \* \* \* \*

**ORDER**

WHEREAS, upon presentation of the Applicant's request for a 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 City of Pompano Beach Zoning Code in order to temporarily utilize vacant lots (Zoning Districts: RM-30 and B-3) for an off-site construction staging area and storage without complying with the applicable use and development standards as required by Code.

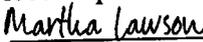
THEREFORE, the Applicant's request for the above Major Temporary Use Permit is GRANTED, conditioned on applicant fulfilling the following:

1. Obtain all necessary governmental permits and approvals, including building and zoning compliance permits.
2. Gates may not open onto swale area which is considered public right-of-way. Reconfigure plans so gates swing inward or slide directly along property line and fencing is located along or inside of property line.
3. If access is proposed through existing strip mall, obtain cross-access agreement with strip mall property owner.
4. Provide screening around the entire property. Materials shall not be stored higher than the height of the screening. All activities shall be conducted and materials shall be maintained in a manner that minimizes blight and dust to adjacent properties.
5. Prior to the expiration of this permit, drought-resistant sod shall be installed on the entire property.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on March 17, 2022.

DocuSigned by:  
  
04781849700490  
Dan Yaffe, Chairman, Zoning Board of Appeals

Filed with Development Services Department on 22 day of March, 2022.

DocuSigned by:  
  
0682286C8D92486  
Martha Lawson, Head Secretary Development Services