

August 8, 2023

Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

**Re: 1350 S Ocean Boulevard
Sales Center/Major Temporary Use Permit
Folio: 494306050040 & 494306000080
KEITH #08464.06**

Dear Members of the Zoning Board of Appeals:

Montana Enterprises INC and the Beachcombers Villas INC Property Owners are requesting approval of a Major Temporary Use for the extension of the Sales Center/Construction Office for the project located at 1350 S Ocean Boulevard. The subject property for temporary use is located on the west side of AIA (N Ocean Boulevard), between SE 12th Street and SE 13th Street. The Zoning Board of Appeals approved the original location of the Sales Center/Construction Office on September 15, 2022. This letter serves as a narrative to address the Review Standards with respect to the request for a Temporary Use Permit (Major) for the referenced property.

This letter serves as a narrative to address the Review Standards with respect to the request for a Temporary Use Permit (Major) for the referenced property. Please consider the following:

a. Is on its face temporary in nature;

Response: The request, temporary in nature. The proposed Sales Center will provide pre-sales activities during the development of 1350 S Ocean Boulevard. It is anticipated that the proposed Sales Center will be required for additional 12 months.

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

Response: The proposed Sales Center is in harmony with the spirit and intent of the Zoning Code. The structure will be professionally and tastefully designed, meeting all applicable sections of the Florida Building Code, to support the sales launch of 1350 S Ocean Boulevard.

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

Response: The proposed Temporary Sales Center will not be detrimental to property or improvements in the surrounding area, nor will it be detrimental to the public health, safety, or general welfare.

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

Response: The proposed Sales Center does not pose adverse effects nor impose noise impacts on any adjoining properties, including residential neighborhoods. The Sales Center will generally be open

between the hours of 9 AM and 6 PM, 7 days per week.

- e. *Is compatible with any principal uses on the site;*

Response: Since there is no principal building on the site at this time, the question of the compatibility of the Sales Center/Construction Office with any principal use or building on the site is not applicable.

- 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 movements, without disturbing environmentally sensitive lands;*

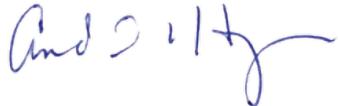
Response: The Sales Center/Construction Office as proposed site layout complies with all setback requirements. Parking and traffic movement exist on the site and are unchanged. There will be no environmentally sensitive lands.

- g. *Complies with all applicable use-specific standards in Section 155.4403;*

Response: The Sales Center will comply with all applicable use-specific standards in Section 155.4403 of the Zoning Code of the City of Pompano Beach. A [Major Temporary Use Permit](#) can exempt applicants from full compliance with [Article 4: Use Standards](#) and [Article 5: Development Standards](#) of the Zoning Code for up to one year.

Our office looks forward to discussing the Major Temporary Use application with the Zoning Board of Appeals.

Respectfully Submitted,



Andrea Harper, Senior Planner
KEITH