



Staff Report

**File #:** LN-881

ZONING BOARD OF APPEALS

Meeting Date: JUNE 18, 2026

**MAJOR TEMPORARY USE - ALEKSANDR KRAVETS**

**Request:** Major Temporary Use  
**P&Z#** 26-1500009  
**Owner:** Aleksandr Kravets  
**Project Location:** 128 NW 14 ST  
**Folio Number:** 484235290386  
**Land Use Designation:** M (Medium 10-16 DU/AC)  
**Zoning District:** RM-20 (Multiple-Family Residence 20)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Lee Schillinger  
**Project Planner:** Scott Reale

**Summary:**

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 Pompano Beach Zoning Code, in order to temporarily utilize a vacant lot for automobile parking that does not comply with the use and development standards required by code.

The applicant states that the property is ultimately intended to be developed with a multifamily residential project. The applicant asserts that a private sanitary sewer line serving adjacent residential properties traverses the site without a recorded easement and is affecting redevelopment of the property. The requested temporary use is proposed while the applicant resolves the utility issue and pursues future redevelopment plans.

The subject property is a through lot located between North Dixie Highway and NW 2<sup>nd</sup> Avenue, extending from NW 14<sup>th</sup> Street on the north to NW 13<sup>th</sup> Street on the south, within the Northwest CRA.

**PROPERTY INFORMATION AND STAFF ANALYSIS**

**1. Existing Conditions and Code Compliance History:**

The subject property is zoned RM-20 (Multiple-Family Residence 20) with a Medium (M) underlying land use designation. The site is currently vacant and contains a combination of paved and unimproved areas. Portions of the southern section of the property have recently been planted with mango trees and abut a residential development to the west.

The property is subject to two active Code Compliance cases (Case No. 25-09002838 and Case No. 26-09003443) related to unauthorized outdoor storage, parking activities, and site maintenance issues.

**2. Proposed Use:**

The applicant proposes to continue utilizing the northern portion of the property for temporary automobile parking and vehicle storage. The application indicates that the parking area will be limited to passenger vehicles and that boat and tractor-trailer storage have been discontinued. The applicant has provided a conceptual parking layout identifying the portion of the site proposed for temporary vehicle storage.

The applicant states that the temporary use will remain in place until issues related to the existing sewer infrastructure are resolved and redevelopment of the property can proceed. Staff notes that a Temporary Use Permit can be granted for a maximum of one year.

**3. Site Design:**

The submitted conceptual plan identifies the area intended for temporary vehicle parking and storage, located primarily on the northern portion of the property, separated from the southern portion containing the mango grove and railroad easement area.

Staff notes that the site was not designed as a permanent parking facility and does not meet development standards applicable to permanent off-street parking lots, including paving, landscaping, buffering, lighting, and screening requirements. Approval of the Major Temporary Use Permit would allow the temporary use to continue notwithstanding these existing site conditions. If approved, staff recommends that the authorized parking area be clearly delineated and limited to the area shown on the submitted site plan.

**4. Planning Considerations:**

The subject property is located within an area characterized by a mix of industrial, warehouse, railroad, and multifamily residential uses. The applicant asserts that the temporary parking operation represents an interim use while redevelopment plans are pursued. Staff notes that no site plan application for the proposed apartment project has been submitted to the City for review or approval.

The proposed temporary use is not a permitted principal use within the RM-20 zoning district and is therefore dependent upon approval of the requested Major Temporary Use Permit. While the site is located near industrial and transportation-related uses, the property also abuts a 22-unit apartment building to the west. Continued site maintenance, litter control, and operational limitations will be necessary to minimize impacts on surrounding properties.

The Board should consider whether the applicant has demonstrated that the proposed use is temporary in nature and whether sufficient evidence has been provided to establish a reasonable path toward redevelopment of the property. Any approval would be subject to the temporal limitations applicable to Major Temporary Use Permits under the Code. Any future development of the property shall require separate review and approval under the applicable provisions of the Zoning Code.

**LAND USE PATTERNS**

Subject property (Zoning District | Existing Use): RM-20 | vacant lot with unauthorized vehicle storage

Surrounding Properties (Zoning District | Existing Use):

- North: RS-2 | warehouses
- South: B-4 | various automobile uses (sales, service, paint & body shop)
- East: RM-20 | pressure cleaning
- West: RM-20 | 22-unit apartment complex; warehouse with swimming pool contractor, import/export wholesaler, auto repair and body shop

**TEMPORARY USE PERMIT REVIEW STANDARDS**

A Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

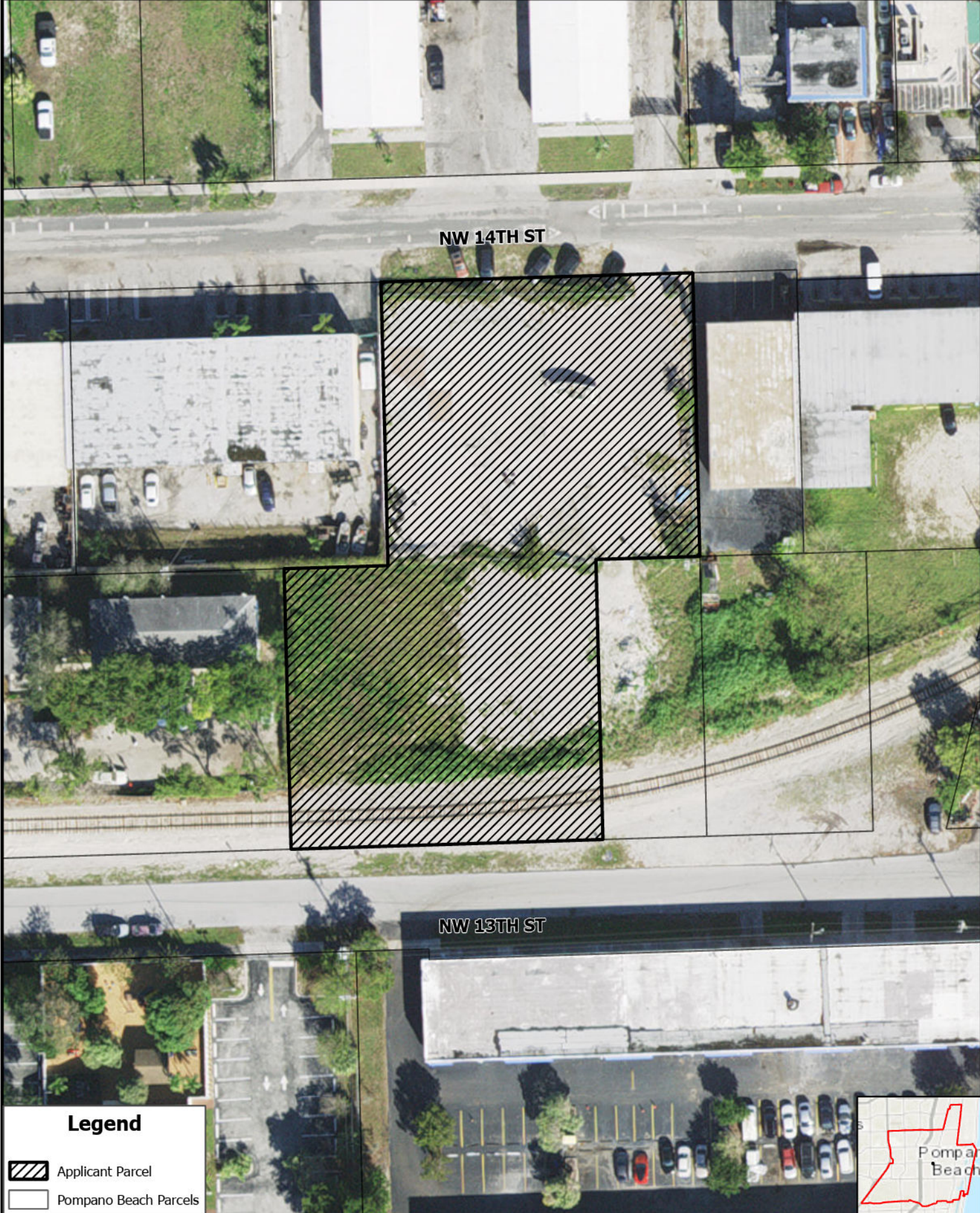
1. Is on its face temporary in nature;
2. Is in harmony with the spirit and intent of this Code;
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
5. Is compatible with any principal uses on the site;
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; and
7. Complies with all applicable use-specific standards in Section 155.4403.

**Staff Conditions:**

Should the Board determine the applicant has provided competent substantial evidence sufficient to satisfy the seven Major Temporary Use Permit review standards, staff requests the Board include the following conditions as part of the Order:

1. The temporary parking and vehicle storage area shall be limited to the area depicted on the approved site plan.
2. No commercial truck parking, tractor-trailer parking, boat storage, recreational vehicle storage, equipment storage, or outdoor storage of materials shall be permitted.
3. The site shall be maintained in a safe, clean, and orderly condition at all times, including routine removal of litter and debris.
4. Any Code Compliance violations related to the temporary use shall be corrected promptly and maintained in compliance for the duration of the permit.
5. No vehicle repair, maintenance, dismantling, washing, fueling, or similar activities shall occur on the property.
6. The applicant shall obtain all required governmental approvals prior to commencement of the temporary use.
7. Upon expiration or termination of the Temporary Use Permit, all parked vehicles shall be removed from the site and the property restored to a code-compliant condition.



# CITY OF POMPANO BEACH AERIAL MAP



NW 14TH ST

NW 13TH ST

### Legend

-  Applicant Parcel
-  Pompano Beach Parcels



Scale:  
1:704  
06/05/2026

128 NW 14 ST  
Aleksandr Kravets

Major  
Temporary Use  
Created by:  
Department of  
Development Services

