

November 16, 2023

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

**Re: 20 N Ocean Blvd
Sales Center/Major Temporary Use Permit**

Dear Members of the Zoning Board of Appeals:

20 North Oceanside Owner LLC is requesting approval of a Major Temporary Use Permit for the construction of a Sales Center for the project located at 20 N Ocean Boulevard. The subject property is located at the northeast corner of the intersection of State Road A1A (aka N. Ocean Boulevard) and E Atlantic Blvd. The building will consist of a one-story structure containing approximately 6,100 of interior space. The exterior will have decorative cladding material (wood or similar) as well as full-height exterior glass with a north and south facing exterior deck / trellis. Immediately to the north of the structure is a parking lot and associated landscaping. Access to the site will be from State Road A1A via a paved driveway that utilizes an existing curb cut and vehicular access point. The temporary sale center will be active until construction of the project begins in earnest.

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 is, in fact, temporary in nature. The proposed Sales Center will provide pre-sales activities during the permitting and pre-development phase of 20 N Ocean Boulevard project. It is anticipated that the proposed Sales Center will be required for approximately 12 months.

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

Response: The proposed Sales Center is intended to be 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.

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

days a week 9 AM and 5 PM.

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

Response: Since there is currently no principal building on the site, 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;*

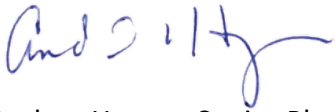
Response: The proposed Sales Center has been designed to support the approved residential project, 20 N Ocean Boulevard, on a site sufficiently large enough to accommodate the proposed temporary use including associated parking. There are no environmentally sensitive lands on the site.

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

Response: The proposed Sales Center will comply with all applicable use-specific standards in Section 155.4403 of the Zoning Code of the City of Pompano Beach.

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

Respectfully Submitted,



Andrea Harper, Senior Planner
KEITH

