

January 11, 2022

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

Re: **900 N Ocean**
723 N Ocean Blvd.
Sales Center
Temporary Use Permit
(Major)

Dear Members of the Zoning Board of Appeals:

Ocean 723 Development, LP, is requesting approval of a Temporary Use (Major) for the extension of the Sales Center for the 900 N Ocean project located at 723 North Ocean Boulevard. The Sales Center is located on the Southwest corner of NE 7th Court and A-1-A (across the street from the Sabbia building). The Zoning Board of Appeals approved the original location of the Sales Center/Construction Office on December 18, 2014, June 18, 2015, and September 19, 2021. 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:

1. Is on its face temporary in nature.

Response: The request for this temporary permit is, in fact, temporary in nature. The Sales Center will provide pre-sales activities along with pre-construction meetings during the review and development of the proposed Project. It is anticipated that the Sales Center shall be required for additional 12 months.

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

Response: The applicant believes the Sales Center will be in harmony with the spirit and intent of the Zoning Code. The Sales Center is professionally and tastefully designed.

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

Response: The applicant believes the Sales Center will not be detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare of the public. In fact, the proposed project and associated Sales Center should benefit the properties in the surrounding area.

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

Response: The applicant believes the Sales Center will not have any substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods. The Sales Center will be open 7 days a week other than, perhaps, major holidays, and the hours of operation will be approximately 9AM thru 6PM.

5. Is compatible with any principal uses on the site.

Response: Since there is no principal building on the site currently, the question of the compatibility of the Sales Center with any principal use or building on the site is a moot.

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.

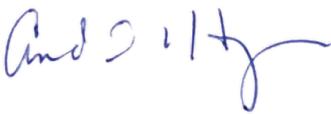
Response: The Sales Center as proposed site layout has been designed by our office and complies with all setback requirements. Parking and traffic movement are existing on the site and consider the safety of the public. There will be no environmentally sensitive lands located on the site.

7. Complies with all applicable use-specific standards in Section 155.4403.

Response: The applicant believes the approval of the request for this Temporary Use Permit (Major) 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 Temporary Use (Major) application with the Zoning Board of Appeals.

Sincerely,



Andrea Harper, Senior Planner
KEITH