

August 11, 2022

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:

Related Group is requesting approval of a Major Temporary Use for the construction of a Sales Center for the project located at 1350 S Ocean Boulevard. The proposed sales center is comprised of a 1-story, temporary structure consisting of approximately 4,010 SF, structural aluminum building, a wooden deck overlooking the site towards the State Road A1A (Ocean Boulevard,) a paved 10-space parking lot, and associated landscaping. Access to the site will be via a paved driveway that utilizes an existing curb cut. The use will be active until construction of the tower approved under Major Site Plan Number 15-12000002 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 development of 1350 S Ocean Boulevard. 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 will 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, 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 will 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: The proposed Sales Center use is compatible and complimentary to the planned principal use on the currently vacant site, an approved residential project which is in the process of being constructed.

*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;*

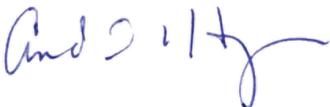
Response: The proposed Sales Center has been designed to support the approved residential project, 1350 S Ocean Boulevard, on a site sufficiently large to accommodate the proposed temporary use including associated parking and traffic movements and without disturbing environmentally sensitive lands.

*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. 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

