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305 BRINY AVENUE LP
REAL ESTATE

4800 N FEDERAL HWY #301
BOCA RATON, FL 33431

FEBRUARY 20, 2026

February 20, 2026

To Whom It May Concern,

We respectfully request an extension of our temporary use authorization for the continued operation of our property as a parking area. Over the past months, the neighborhood has experienced substantial construction activity, resulting in limited parking availability and significant congestion for residents, local businesses, and visitors.

Our property has played a critical role in alleviating this strain. By offering accessible and orderly parking during this period of disruption, we have helped maintain traffic flow, supported the needs of nearby businesses, and contributed to overall community safety and convenience. Feedback from community members has been overwhelmingly positive, and the ongoing construction nearby makes it clear that the demand for supplemental parking will remain high for the foreseeable future.

Extending our temporary use license would allow us to continue providing this essential service until normal parking capacity in the area is restored. Our team remains fully committed to maintaining the property in a clean, safe, and responsibly managed condition that meets all city guidelines and expectations.

We sincerely appreciate your time and consideration of this request. We stand ready to provide any additional documentation or information needed to move forward and would welcome the opportunity to continue supporting the community during this critical phase.

Warm regards,

Efstathios Tsatas

305 Briny Avenue LP



305 BRINY AVENUE, INC.

March 16, 2026.

City of Pompano Beach
100 W. Atlantic Blvd.
Pompano Beach, FL
33060

Re: Camino Submission TEMP-2026-2 for temporary parking at 104 Hibiscus Ave

Dear Planning & Zoning Staff:

This written narrative provides point-by-point responses to the seven (7) Temporary Use Permit Review Standards for the proposed temporary parking lot on the private vacant land located at 3300 SE 1st Street. The property owner has voluntarily agreed to provide this off-street parking facility exclusively to accommodate the staff and valet parking needs of the neighboring Miraggio Italian Grill restaurant (3100 E Atlantic Blvd). This arrangement will directly alleviate existing parking congestion and prevent restaurant staff and clients from overflowing onto public streets in the adjacent residential neighborhood.

1. Is temporary in nature: The proposed parking lot is strictly temporary. It will operate only for the duration of the approved Major Temporary Use Permit (or any shorter period requested by the applicant) and will cease immediately upon expiration or when permanent parking solutions are implemented by the restaurant. Upon termination, the site will be restored to its current vacant condition with no permanent structures or alterations remaining.

2. Is consistent with the spirit and intent of the Code: Providing supplemental off-street parking for an adjacent restaurant use directly supports the Code's objectives of orderly development, efficient parking management, and minimization of on-street congestion. The use aligns with the City's goals of supporting local businesses while protecting residential neighborhoods from spillover impacts.

3. Will not be detrimental to surrounding properties or improvements, or to the public health, safety, or general welfare: The temporary parking lot will have a positive rather than detrimental effect. By relocating staff and valet parking from public streets to a designated private lot, it will improve traffic flow, reduce illegal parking, and enhance public safety in the surrounding area. No negative impacts to property values, aesthetics, or general welfare are anticipated.

4. Will not create substantial adverse effects or noise impacts on adjoining permanent uses or nearby residential neighborhoods: The facility will significantly reduce existing adverse effects. Currently, restaurant staff and clients park on residential streets, creating congestion, noise from idling vehicles, and late-night disturbances. By directing all overflow parking and valet operations to this controlled lot, street-level noise, traffic, and pedestrian conflicts will

305 BRINY AVENUE, INC.

decrease. Valet and parking operations will be professionally managed with quiet protocols; no amplified sound, horns, or disruptive activities will occur.

5. Is compatible with the principal uses on the site: The subject property at 3300 SE 1st Street is currently undeveloped vacant land. Temporary parking is a low-intensity, fully compatible interim use that requires no permanent construction and can be removed at any time without conflict with the site's existing condition or any future redevelopment plans.

6. Is located on a site with sufficient land area to accommodate the temporary use, any associated structures, parking, and traffic circulation without disturbing environmentally sensitive lands: The property contains ample land area to safely accommodate the required parking spaces, circulation aisles, ingress/egress, and any minor ancillary elements (such as temporary signage or wheel stops). All activities will be confined to non-sensitive portions of the site. No environmentally sensitive lands, wetlands, or protected vegetation are present on or adjacent to the property, and none will be disturbed.

7. Complies with all applicable use-specific standards in Section 155.4403: The proposed temporary parking use fully complies with all use-specific standards and operational requirements set forth in Section 155.4403 of the Unified Development Code, including duration limits, access and circulation standards, screening where applicable, and safety provisions. All applicable permitting, lighting, and maintenance requirements will be strictly followed.

The property owner and Miraggio Italian Grill are committed to operating this temporary facility in full compliance with all City regulations and in a manner that benefits the community. We respectfully request approval of the Major Temporary Use Permit.

Thank you for your consideration. Please contact me immediately if any additional information or clarification is required.

Sincerely,

305 Briny Avenue, Inc.(General Partner of 305 Briny Avenue, LP)

Nicolas Tsatas, Managing Member

305 BRINY AVENUE, INC.