



February 15, 2022

Planning and Zoning Department
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Subject: Temporary Use Permit for Construction Parking

To Whom It May Concern:

A Temporary Use Permit is being filed for the Tal Shiar Properties combined parcel at addresses 325 SW 3rd St., 345 SW 3rd St., and 365/385 SW 3rd St. The proposed temporary use is for offsite parking for construction at adjacent John Knox Village, located at 651 SW 6th St. A Temporary Use Permit (Major) shall be approved for upon the finding that the temporary use, as proposed:

- a. Is on its face temporary in nature
 - The proposed use of this parcel shall not exceed one year after approval.
- b. Is in harmony with the spirit and intent of this Code
 - The proposed temporary use is in accordance with Code section 155.2412(B)1, which states “a Major Temporary Use Permit may be used to permit temporary uses, structures, or design elements that are not listed in Section 155.4403, Standards for Specific Temporary Uses and Structures.” This proposed use is also in harmony with Code section 155.4304(X).
- c. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare
 - Proposed temporary use is not detrimental to property or improvements in the surrounding area.
- d. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods
 - There are no substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods.
- e. Is compatible with any principal uses on the site
 - The proposed use is compatible with the principal uses on the site per Chapter 155: Zoning Code, 155.4303(X)4.a, which states “parking or storing of a motor vehicle...on a public right-of-way or property in a residential zoning district is allowed as an accessory use subject to...the lot on which a motor vehicle, recreational vehicle, boat, or trailer is parked or store shall contain a permitted principal structure and not be a vacant lot.”
- 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 movement, without disturbing environmentally sensitive lands

- Please see Conceptual Site Plan indicating site contains sufficient land area to allow for the temporary use of offsite parking.
- g. Complies with all applicable use-specific standards in Section 155.4403
- The Temporary Uses and Structures with Specific Standards, which include Farmers' Market, Reserved, Temporary Portable Storage Unit, Temporary Use of an Accessory Structure as a Principal Dwelling After a Catastrophe, Interim Commercial Use, Interim Industrial Use, do not apply to the proposed temporary use of this site.

If you may have any questions, please contact Bilal Saad at (561) 251-2601.

Respectfully,



Bilal Saad
Project Engineer