

June 27, 2023

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

Re: 1550 N Ocean Blvd
Sales Center/Major Temporary Use Permit

Dear Members of the Zoning Board of Appeals:

Mount Vernon Property Holdings LLC is requesting approval of a Major Temporary Use for the construction of a Sales Center for the project located at 1550 N Ocean Boulevard. The subject property for the temporary use is located at the southeast corner of the intersection of State Road A1A (aka N. Ocean Boulevard) and NE 16th Street. The proposed sales center is comprised of a 1-story, temporary structure consisting of approximately 1,600 SF. The structure is made of modular steel and glass with a wooden deck overlooking the site towards the ocean. There is a 4-space parking lot, associated landscaping and a water feature. Access to the site is from NE 16th Street. The intent of the design is to be organic with soft lines and natural materials and landscaping. 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 1550 N. 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 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 anticipated to be detrimental to property or improvements in the surrounding area, nor will it be detrimental to the public health, safety, or general welfare. The sales center is one-story with the use of natural materials and landscaping.

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 Monday through Friday 10 AM and 6 PM, weekends 11 AM to 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;*

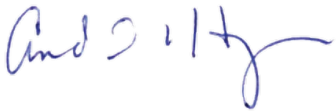
Response: The proposed Sales Center has been designed to support the approved residential project, 1550 N. Ocean Boulevard, on a site sufficiently large to accommodate the proposed temporary use including associated parking and traffic movements and without disturbing environmentally sensitive lands.

- 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.

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

Respectfully Submitted,



Andrea Harper, Senior Planner
KEITH

