



Staff Report

File #: LN-228

Zoning Board of Appeals
Meeting Date: February 17, 2022

MAJOR TEMPORARY USE - OCEAN 723 DEVELOPMENT

Request: Major Temporary Use
P&Z# 22-15000002
Owner: Ocean 723 Development
Project Location: 723 N Ocean Boulevard
Folio Number: 4843 31 49 0020
Land Use Designation: MH- Medium High 16-25- DU/AC
Zoning District: Residential Planned Unit Development (RPUD)
Agent: Andrea Harper
Project Planner: Scott Reale

Summary:

The Applicant Landowner is requesting a Major Temporary Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to temporarily utilize an existing parking lot for a temporary sales center without complying with the applicable use and development standards as required by Code.

The subject property is located on the west side of N Ocean Boulevard (A1A) and on the south side of NE 7th Court.

PROPERTY INFORMATION

1. The subject property has no open code compliance cases and no active business tax receipts.
2. The site was previously used as a sales center for the now-completed Sabbia Beach condominium through a series of Temporary Use Permits (PZ #19-15000012; PZ #18-15000009; PZ #15-15000013; PZ #14-15000009).
3. More recently, the subject property was rezoned to an RPUD (PZ #20-13000007) and site planned (PZ #21-12000020) in order to redevelop the site with a 12-unit multifamily development. Building permits for that development have not yet been submitted. In the interim, the applicant is remodeling the existing sales center structure (BP #21-10109) to showcase the nearby approved multi-family residential development at 900 N Ocean Boulevard. Approval of this Major Temporary Use Permit application will formally allow the sales center to operate at 723 N Ocean Boulevard for one year.
4. The site already has appropriate parking and landscaping as a result of the previous sales center use.

LAND USE PATTERNS

Subject property (Zoning District / Existing Use):

- RPUD / parking lot and sales center

Surrounding Properties (Zoning District / Existing Use):

- North: RM-20 / St. Gabriel Catholic Church
- South: RM-20 / off-site parking for Breakers Condominium
- East: RM-45/HR / Sabbia Beach Condominium
- West: RM-20 / South Oceanside Condominium

TEMPORARY USE PERMIT REVIEW STANDARDS

Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

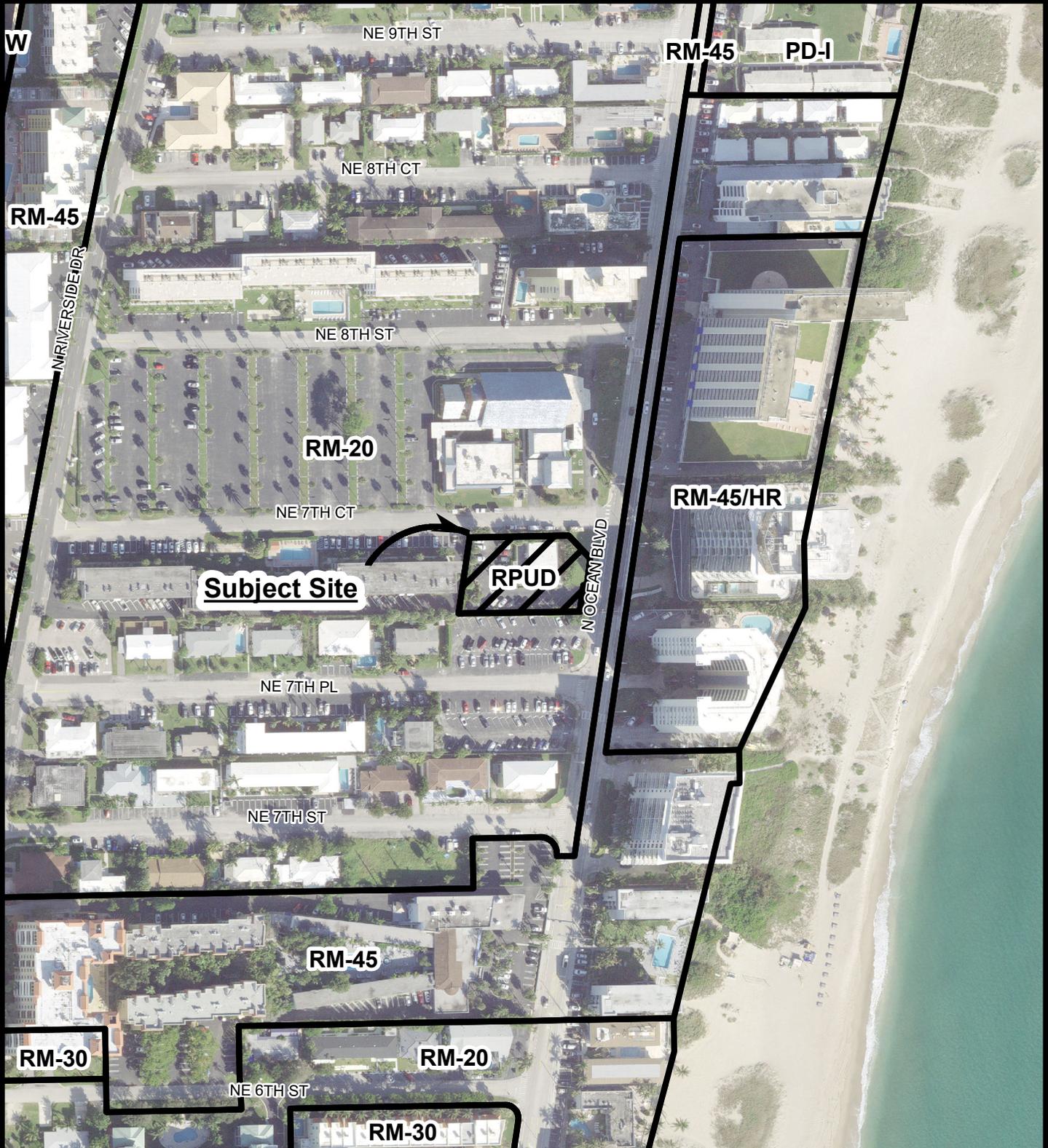
1. Is on its face temporary in nature;
2. Is in harmony with the spirit and intent of this Code;
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
5. Is compatible with any principal uses on the site;
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; and
7. Complies with all applicable use-specific standards in Section 155.4403.

Staff Conditions:

Should the Board determine the applicant has provided competent substantial evidence sufficient to satisfy the seven Major Temporary Use Permit review standards, staff request the Board include the following condition as part of the Order:

1. Obtain all necessary governmental permits and approvals, including building and zoning compliance permits, and a business tax receipt for the sales center.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft