

## ADMINISTRATIVE MEMORANDUM NO. 19-385

**TO:** Zoning Board of Appeals

**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services *JG*

**FROM:** Scott Reale, AICP, Senior Planner *SR*

**SUBJECT:** Pure Residence (owner) and City of Pompano Beach (applicant)  
Major Temporary Use  
December 19, 2019 ZBA Meeting

**DATE:** December 11, 2019

P&Z #19-15000009

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 Pompano Beach Zoning Code, in order to temporarily utilize a vacant lot for automobile parking that does not comply with the use and development standards required by code. The owner of the subject property has agreed to lease the vacant lot to the City of Pompano Beach for temporary grass parking available to the public.

The property is located on the east side of Hibiscus Avenue between SE 1<sup>st</sup> Street and SE 2<sup>nd</sup> Street.

Address: 3300 SE 1<sup>st</sup> Street

Folio(s): 4943 06 06 0740

Zoning: General Business / Atlantic Boulevard Overlay District (B-3/AOD)

Land Use: COMMERCIAL (C)

CRA: East CRA

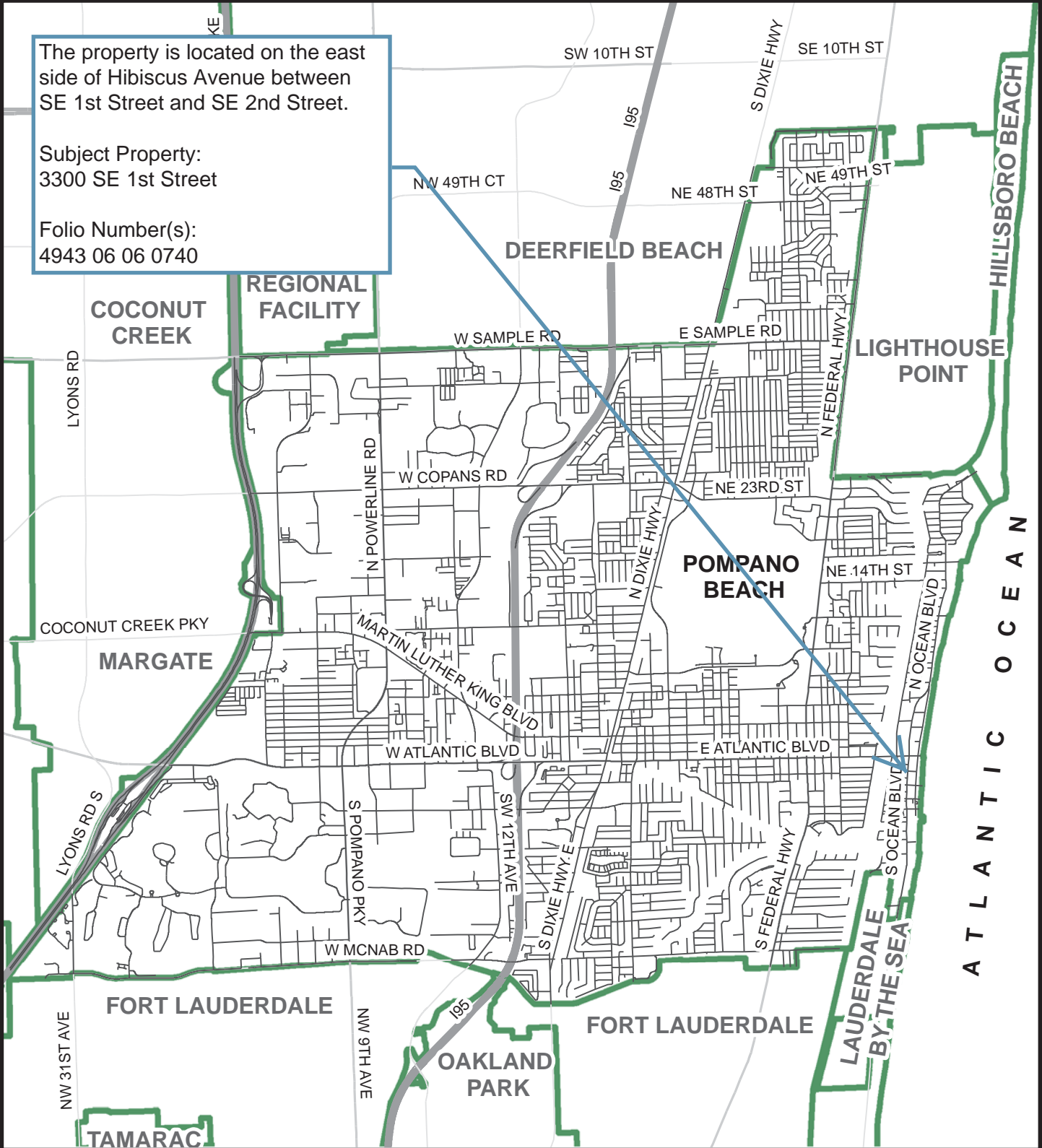
# CITY OF POMPANO BEACH LOCATION MAP



The property is located on the east side of Hibiscus Avenue between SE 1st Street and SE 2nd Street.

Subject Property:  
3300 SE 1st Street

Folio Number(s):  
4943 06 06 0740



1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

## SUMMARY

### I. ZONING REGULATIONS

Article 4 [Use Standards]

Article 5 [Development Standards]

### II. PROPERTY INFORMATION

1. Owner's Representative: Suzette Sibble, Assistant City Manager
2. The subject property does not have any open code compliance cases, building permits, or business tax receipts.
3. The subject property is currently vacant but has an active site plan development order for a 21-story extended stay hotel project consisting of 240 condo hotel units with ground floor retail (PZ: 18-12000047). However, the applicant has not yet submitted for building permit.
4. The City of Pompano Beach has determined there is a need for additional parking spaces on the barrier island intend. Completion of an additional parking garage near the Oceanside complex is expected in the fall of 2021. In the interim, the owner of the subject property has agreed to lease the vacant lot to the city for temporary grass parking available to the public. If approved, parking curb stops will be installed, along with pay-by-phone signage, and the lot will be maintained by the City's Public Works Department

### III. LAND USE PATTERNS

- A. Subject property:  
General Business/Atlantic Boulevard Overlay District (B-3/AOD) | vacant
- B. Surrounding Properties:
  - a. North: B-3/PCD/AOD | pharmacy
  - b. South: RM-20/AOD | townhouses
  - c. East: B-2/AOD | bank
  - d. West: B-2/AOD | multi-family residential

### IV. TEMPORARY USE PERMIT REVIEW STANDARDS

- A. 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.

## **REVIEW AND RECOMMENDATION**

Should the Board determine that the Applicant has met the necessary prerequisites for granting a Major Temporary Use Permit, Staff requests the Board include the following three conditions as a part of the order:

1. Obtain all necessary governmental approvals, including building and zoning compliance permits, and a business tax receipt for the parking lot.
2. Substantial compliance with conceptual site plan submitted with this application.
3. Prior to expiration of this approval, replace entire site with drought-resistant sod.



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

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DEPARTMENT OF  
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