



Legislation Text

File #: LN-601, Version: 1

ZONING BOARD OF APPEALS

Meeting Date: MAY 16, 2024

MAJOR TEMPORARY USE - PBDIX LLC

Request: Major Temporary Use
P&Z# 24-15000003
Owner: PBDIX LLC
Project Location: 1621 N Dixie Hwy
Folio Number: 484226480020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Agent: Chris Brown
Project Planner: Scott Reale

Summary:

The Applicant Landowner is requesting a Major Temporary Use 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 allow a storage container on a vacant lot without complying with the applicable use and development standards as required by Code.

The property is located along the west side of N Dixie Highway and the north side of NW 16th Street in the Northwest CRA.

PROPERTY INFORMATION

1. The subject property is currently vacant and has no building permits, code violations, or Business Tax Receipts. The proposed storage container’s dimensions are 8 ft wide, 20 ft long, and 8 ft high, and it will be located near the southwest corner of the property. An existing metal fence separates the property from the abutting industrial property to the west.
2. The container will primarily store restaurant tables and chairs during the off-season.
3. Vehicles will access the site through an existing curb cut along NW 16th Street and not N Dixie Highway.

LAND USE PATTERNS

Subject Property (Zoning | Existing Use): I-1 | vacant/undeveloped

Surrounding Properties (Zoning | Existing Use):

- North: B-3 | vacant/undeveloped
- South: ROW | NW 16th Street
- East: ROW | N Dixie Highway
- West: I-1 | light manufacturing/industrial (no current BTR)

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 requests the Board include the following conditions as part of the Order:

1. Obtain all necessary governmental approvals.
2. Provide hedges and basic landscaping around the storage container.
3. Approval is limited to a maximum of one storage container, and the container shall be located at least 5 ft from the west lot line and 20 ft from the south lot line, as depicted on the conceptual site plan.
4. Prior to the expiration of this Major Temporary Use Permit, the applicant shall remove the storage container and replace the affected area with drought-resistant sod.