



SM

CITY OF

POMPANO BEACH

FLORIDA

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ZONING BOARD OF APPEALS  
City Commission Chambers

November 19, 2009  
**6:00 P.M.**

**A G E N D A**

A. Call to order by the Chairman of the Board, Mr. Daniel Yaffe.

**B. ROLL CALL:**

Dan Yaffe  
Paul Webb  
Ross Shulmister  
Robert Kintchen  
George Cuolahan

**C. APPROVAL OF THE MINUTES:**

Meeting of October 15, 2009

**D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES**

**E. ALL INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. CONSENT AGENDA - EXTENSION OF PRIOR BOARD APPROVAL**

**1. APPEAL #09-06**

Consideration of the request by **ROD A. FEINER** on behalf of **JOSE ORLANDO CONTRERAS** for a 180 day extension of the *SPECIAL EXCEPTION* approval granted on October 16, 2008, and subsequently extended on April 16, 2009, in order to utilize the subject property, located in a B-3 (General Business) zoning district, for a church.

The property in this Public Hearing is as follows:

Lots 8 through 12 inclusive of Block 1, AMENDED PLAT OF FAIRVIEW, according to the plat thereof as recorded in Plat Book 10, Page 25, of the public records of Broward County, Florida; and that part of vacated road as referenced in Ordinance filed February 7, 2006, in Official Records Book 41418, Page 410, being described as follows:

That portion of Palm Terrace right of way lying adjacent to Lot 12, Block 1, AMENDED PLAT OF FAIRVIEW, according to the plat

thereof as recorded in Plat Book 10, Page 25, of the public records of Broward County, Florida, said portion being bounded as follows: On the North by a line parallel with and 50 feet Southerly of the Westerly extension of the North line of the aforementioned Lot 12, Block 1; on the South by the Westerly extension of the Southerly line of Block 1; on the East by the West line of the aforementioned Lot 12, Block 1; and on the West by a line 30 feet West of and parallel with the West line of aforementioned Lot 12, Block 1.

AKA: 740 S.W. 11th Street

ZONED: B-3

**EXPIRATION DATE: October 11, 2009**

**EXPIRATION DATE WITH EXTENSION: April 9, 2010**

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**G. PUBLIC HEARINGS**

**2. APPEAL #10-02**

Consideration of the Appeal by **ROYAL PALM BUSINESS CENTER, LLC.** requesting a *TEMPORARY PERMIT* be granted from the provisions of Section 155.130 (C) of Chapter 155 of the Code of Ordinances in order to temporarily use approximately 212 feet of 6 foot high chain link fence in a required buffer area, rather than construct the 212 feet of 8 foot high masonry or CBS wall as required by the Code.

The property in this Public Hearing is as follows:

**Parcel 1** – A portion of the South one-half of Section 34, Township 48 South, Range 42 East as described in full on the survey submitted with this application; and

**Parcel 2** – A portion of the South one-half of Section 34, Township 48 South, Range 42 East as described in full on the survey submitted with this application; and

**Parcel 3** – All that part of Section 34, Township 48 South, Range 42 East as described in the survey submitted with this application; and

**Parcel 4** – Beginning at a point 675 feet Southwardly, measured along the center line of Seaboard Coast Line Railroad Company's (formerly Seaboard Air Line Railroad Company) main track from mile post 1004 and 222 feet Westwardly, measured at right angles from said center line; running thence Northwardly parallel with said center line 100 feet to the Southwest corner of land described in Deed dated April 7, 1958, from Seaboard Air Line Railroad Company to Leslie Tillman, recorded in Deed Book 1208, Page 258, public records of Broward County, thence Eastwardly at right angles from the preceding course and along the Southerly line of land described in said Deed, dated April 7, 1958, 154.08 feet to the Southeast corner thereof, said corner being located 8 feet Westwardly measured at right angles from the center line of said Seaboard Coast Line Railroad Company's spur track SV#13; thence Southwardly parallel with the center line of said spur track SV#13, 100.65 feet; thence Westwardly along a line that is perpendicular to the center line of said main track, 165.49 feet to the Point of Beginning, together with all improvements thereon or additions thereto; and

**Parcel 5** – The South 215 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 34, Township 48 South, Range 42 East, and the East one-half of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter of Section 34, Township 48 South, Range 42 East, lying Northwesterly of right of way of Seaboard All Florida Railway as said railway in now located and constructed over and across said lands; together with all improvements thereon or additions thereto; and

**Parcel 6** – A portion of the East one-half of the Southwest one-quarter of Section 34, Township 48 South, Range 42 East, as described in full on the survey submitted with this application.

AKA: 1350-1390 Hammondville Road

ZONED: I-1

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3. **APPEAL #10-03**

Consideration of the Appeal by **JACQUELINE L. WELCH** requesting a variance be granted from the provisions of Section 155.036 (A) (2) (a) of Chapter 155 of the Code of Ordinances in order to erect a 6 foot high wood fence in the front yard setback, rather than limit the height of the fence to 4 feet as required by the Code.

The property in this Public Hearing is as follows:

Lots 15 and 16, Block 2 of SANTA BARBARA ESTATES, according to the plat thereof as recorded in Plat Book 9, Page 10, of the public records of Broward County, Florida.

AKA: 2223 S.E. 6th Street

ZONED: RM-20

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4. **APPEAL #10-04**

Consideration of the request by **NEWPART INVESTORS, LLC.** for *SPECIAL EXCEPTION* approval as required by Section 155.205 (C) (4) in accordance with Section 155.080 (Special Exception Uses) of Chapter 155 of the Code of Ordinances in order to utilize the subject property for outdoor storage.

The property in this Public Hearing is as follows:

The Northwest one-quarter of the Southeast one-quarter of the Northeast one-quarter less the West 22.50 feet thereof, Section 34, Township 48 South, Range 42 East, according to the plat thereof as recorded in Plat Book 20, Page 2 of the public records of Broward County, Florida.

AKA: 1001 N.W. 12th Terrace

ZONED: I-1

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**H. OTHER BUSINESS**

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**I. ADJOURNMENT**

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Linda R. Hora  
Advisory Board Secretary  
11.4.09

NOTE: Any person who decides to appeal any decision of the **ZONING BOARD OF APPEALS** with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.