



SM

CITY OF

POMPANO BEACH

FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4662

Visit Our Website At:
<http://www.mypompanobeach.org>

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

ZONING BOARD OF APPEALS
City Commission Chambers

September 17, 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 June 18, 2009
- Meeting of July 16, 2009

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

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

F. **REQUESTS FOR EXTENSION OF PRIOR BOARD APPROVALS**

1. **APPEAL #08-13**

Consideration of the request by **DICK HASLAM** on behalf of **FAITH MC COY** for a 180 day extension of the *SPECIAL EXCEPTION* approval granted on December 20, 2007, and subsequently extended on July 17, 2008 and January 15, 2009, in order to utilize a portion of the following described property for outdoor storage of construction equipment, located in an I-1 (General Industrial) zoning district:

A portion of Parcel "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1, according to the plat thereof as recorded in Plat Book 111, Page 22, of the public records of Broward County, Florida, being more fully described as follows:

Commencing at the Southwest corner of said Parcel "D"; thence North 01° 24' 07" West, a distance of 625.34 feet; thence South 88° 27' 47" West, a distance of 97.04 feet; thence North 01° 22' 17" West, a distance of 65.40 feet; thence North 88° 29' 51" East, a distance of 190.00 feet; thence North 01° 22' 17" West, a distance of 187.55 feet to the Point of Beginning; thence continuing North 01° 22' 17" West, a distance of 312.45 feet; thence North 88° 29' 51" East, a distance of 485.25 feet to a point on the East line of said Parcel "D"; thence South 01° 21' 25" East on said East line of Parcel "D", a distance of 337.51 feet; thence South 46° 25' 47" East, a distance of 35.40 feet; thence

South 88^ 29' 51" West, a distance of 460.11 feet to the Point of Beginning; containing 3.4875 acres, more or less.

AKA: 2001 North Andrews Avenue

ZONED: I-1

EXPIRATION DATE: July 23, 2009

EXPIRATION DATE WITH EXTENSION: January 19, 2010

AND

2. APPEAL #08-22

Consideration of the request by **THOMAS W. JOHNSTON** on behalf of **HARLAN J. BAST, II** for a 180 day extension of the *SPECIAL EXCEPTION* approval granted on March 25, 2008, and subsequently extended on September 18, 2008, and February 19, 2009, in order to utilize a portion of the subject property, in an I-1 (General Industrial) zoning district, for outdoor storage.

The property in this Public Hearing is as follows:

Parcel "A", THE REIT PLAT, according to the plat thereof as recorded in Plat Book 138, Page 44, of the public records of Broward County, Florida, together with:

The East one-half of Lot 3, N.W. 16TH STREET PLAT, according to the plat thereof as recorded in Plat Book 114, Page 10, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Pompano Beach, containing 6.5535 acres, more or less.

AKA: 1550 North Powerline Road

ZONED: I-1

EXPIRATION DATE: September 11, 2009

EXPIRATION DATE WITH EXTENSION: March 10, 2010

AND

3. APPEAL #09-04

Consideration of the request by **SCOTT DAIAGI** on behalf of **SCOZAK REALTY, INC.** for a 180 day extension of the variance approval granted on October 16, 2008, and subsequently extended on March 19, 2009, to allow for storage of equipment on the following described property with portions of said equipment extending to a height of 21 feet:

Parcel "A" and "B", BUDGET PLAT, according to the plat thereof as recorded in Plat Book 173, Pages 56 and 57, of the public records of Broward County, Florida.

AKA: 1021 and 1041 N.W. 12th Terrace

ZONED: I-1

EXPIRATION DATE: October 11, 2009

EXPIRATION DATE WITH EXTENSION: April 9, 2010

* * * * *

A parcel of land in Lot 13, Block 5 of a Subdivision of Section 6, Township 49 South, Range 43 East, as recorded in Plat Book "B", Page 76, of the public records of Dade County, Florida, more particularly described as follows:

Begin at a point in the North boundary line of said Lot 13 for the Point of Beginning; thence continue East along the said North boundary line of said Lot 13, a distance of 90 feet; thence South on an included angle (Southwest quadrant) of 91° 27' 25", a distance of 100 feet; thence West on an included angle (Northwest quadrant) of 88° 32' 35" a distance of 90 feet; thence North of an included angle (Northwest quadrant) of 91° 27' 25", a distance of 100 feet to the Point of Beginning; less the North 20 feet thereof. Said lands lying, being and situated in Broward County, Florida as shown in Official Records Book 2889, Page 173, Broward County Records.

AKA: 2000 S.E. 5th Court

ZONED: B-3

* * * * *

6. APPEAL #09-56

Consideration of the Appeal by **GREENSTEIN MAINTENANCE AND REPAIR** requesting five variances be granted as follows:

- 1) Variance from the provisions of Section 155.132 (B) (3) (a) of Chapter 155 of the Code of Ordinances in order to eliminate the required sod in a swale area.
- 2) Variance from the provisions of Section 155.205 (B) (11) of Chapter 155 of the Code of Ordinances in order to perform truck and equipment repair and service outside a totally enclosed building.
- 3) Variance from the provisions of Section 155.205 (K) (4) of Chapter 155 of the Code of Ordinances in order to eliminate the required 10 foot landscaped buffer area along the north and northeast property lines.
- 4) Variance from the provisions of Section 155.205 (K) (4) of Chapter 155 of the Code of Ordinances in order to eliminate the 10 foot landscape buffer area along the west property line.
- 5) Variance from the provisions of Section 155.205 (K) (4) of Chapter 155 of the Code of Ordinances in order to eliminate the 10 foot landscape buffer area along the south property line.

The property in this Public Hearing is as follows:

A parcel of land in the Southeast one-quarter of Section 34, Township 48 South, Range 42 East, described as follows:

Commencing on the South right of way line of Hammondville Road at the Point of Intersection with a line 100 feet East of and parallel to the West line of the South one-half of the Southeast one-quarter of said Section 34; thence run South 01° 02' 10" East, 515 feet along said line 100 feet East of and parallel to the West line of the South one-half of the Southeast one-quarter of said Section 34; thence run South 01° 02' 10" East, 515 feet along said line 100 feet East of and parallel to the West line of the South one-half of the Southeast one-quarter to the Point of Beginning; thence run North 89° 14' 44" East 334.11 feet to the Point of Intersection with a line 234.52 feet West of and parallel to the East line of the West one-half of the Southeast one-quarter of the Southeast one-half of said Section 34, being the West right of way line of N.W. 12th Avenue; thence run South 01° 03' 28" East, 150 feet along said West right of way line; thence run South 89° 14' 44" West, 334.17 feet, more or less, to a Point of Intersection with aforesaid line 100 feet East of and parallel to the West line of the South one-half of the Southeast one-quarter of said Section 34; thence run North 01° 02' 10" West, 150 feet

parking spaces, rather than provide the eight (8) parking spaces as required by the Code.

The property in this Public Hearing is as follows:

The West 88.7 feet of the North one-third of the South three-fifths of the Northwest one-quarter of the Southwest one-quarter of the Northeast one-quarter in Section 33, Township 48 South, Range 42 East, less the West 25 feet and less the North 25 feet for road.

AKA: 2680 N.W. 10th Street

ZONED: RS-3

* * * * *

H. OTHER BUSINESS

* * * * *

I. ADJOURNMENT

Linda R. Hora
Advisory Board Secretary
9.8.09

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.