

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: December 26, 2024

Landowner: Tom Mason
Case No.: 24-17000010
Address: 627-631 S Dixie Hwy E
Zoned: Heavy Business (B-4)
Folio(s): 494202160200, 494202160210

Legal Description:

LOTS 20 & 21, BLOCK 1, RACEWAY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REQUEST:

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4219(L)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to utilize the subject property (Zoning District: B-4) for used automobile and light truck sales with outdoor display.

* * * * *

ORDER

WHEREAS, upon presentation of the Applicant's request for a Special Exception at the public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the hearing, the Board finds that competent substantial evidence was presented to satisfy the criteria for granting the Special Exception in order to utilize the subject property (Zoning District: B-4) for used automobile and light truck sales with outdoor display.

THEREFORE, the Applicant's request for the above Special Exception is **GRANTED**, conditioned on the applicant fulfilling the following:

1. Obtain all necessary governmental permits and approvals, including Zoning Use Certificate and Business Tax Receipt for outdoor display of vehicles.
2. Submit a more detailed site plan that clearly delineates the precise location and dimensions of the 500 sq ft area designated for outdoor vehicle display, in accordance with the motor vehicle sales standards specified in Section 155.4219(A)(2)(a).
3. Vehicles on display must be operable and not visibly wrecked, junked, or dismantled.
4. Loading and unloading of vehicles shall be conducted on site. No operation associated with the use shall occur in a manner that impedes the normal free flow of vehicular traffic on S Dixie Highway.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on December 19, 2024.


DocuSigned by:



Daniel Yaffe, Chairman, Zoning Board of Appeals

Filed with Development Services Department this 26 day of December, 2024.

DocuSigned by:



Meredith Rollins, Assistant Planner, Development Services

A party aggrieved by a final decision by the Zoning Board of Appeals as provided in City Code Section 155.2424, may petition the Circuit Court for issuance of a Writ of Certiorari in the manner and within the time provided for the Florida Rules of Appellate procedure.