

THE ZONING BOARD OF APPEALS  
CITY OF POMPANO BEACH, FLORIDA

Landowner: FR NW 12 Terrace LLC  
Agent: Michael Vonder Meulen, Keith & Associates  
Case No.: 20-17000008  
Address: 1001 NW 12 Ter  
Zoned: I-1 (General Industrial)  
Folio(s): 484234000180

Legal Description:

PARCEL 1: PARCELS "A", "B", "C", "D" AND "E" OF BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 56, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THE LAND DESCRIBED IN INSTRUMENT NO. 115943326, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 56 AND 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ON THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 236.51 FEET; THENCE NORTH 21°57'48" WEST, A DISTANCE OF 188.74 FEET; THENCE NORTH 01°13'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88°46'41" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING. PARCEL 2: THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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, LESS THE WEST 22.5 FEET THEREOF. ALSO LESS THE FOLLOWING DESCRIBED PARCEL: THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. PARCEL 3: THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. PARCEL 4: THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY FROM THE FLORIDA EAST COAST RAILROAD SPUR RECORDED IN DEED BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

REQUEST:

Applicant Landowner is requesting a SPECIAL EXCEPTION from Section 155.4228(A)(1) [Districts Where Permitted] of the City's Code of Ordinances in order to utilize the subject property (Zoning District: I-1) for Outdoor Storage (as a principal use) required by code.

\* \* \* \* \*

ORDER

Upon presentation of the Applicant's request for a SPECIAL EXCEPTION at a 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 review standards for granting a SPECIAL EXCEPTION pursuant to the City of Pompano Beach Zoning Code.

THEREFORE, the Applicant's Request for the above SPECIAL EXCEPTION is GRANTED and the Applicant must fulfill the following:

1. Obtain all necessary governmental permits and approvals, including Site Plan, Building, and Zoning Compliance Permits.
2. Obtain all open building permits.
3. All outdoor storage shall be performed on a hard, dustless, bonded surface.



- 4. Provide required perimeter buffer and screening standards for outdoor storage as a principal use.
- 5. Materials shall not be stored higher than the height of the screening.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on August 20, 2020.

DocuSigned by:



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Dan Yaffe, Chairman, Zoning Board of Appeals

Filed with the Development Services Department this 9/17/2020 day of September, 2020

DocuSigned by:



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Martha Lawson, Head Secretary, Development Services

**DRC**  
 Michelle Vander Meulen,  
 Kenneth Associates  
 301 East Atlantic Boulevard  
 Pompano Beach, FL 33060  
**PZ20-1200048**  
**3/17/2021**

**DRC**  
**PZ20-1200048**  
**2/3/2021**