

**CITY OF POMPANO BEACH, FLORIDA**  
**NOTICE OF PUBLIC HEARING**  
**P&Z # 21-17000006**

**YOU ARE HEREBY NOTIFIED** of a Petition by **P C REALTY OF FLORIDA** ("Applicant Landowner"), before the ZONING BOARD OF APPEALS of the City of Pompano Beach, Florida, on May 20, 2021, at 5:00 P.M. The public meeting will occur in a remote format. Information for participation will be made available on the City's website alongside the Zoning Board of Appeals agenda at [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date. The Applicant Landowner is requesting **SPECIAL EXCEPTION** approval as required by 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).

The property in this Public Hearing is as follows:

Portions of Sections 2 and 3, Township 49 South, Range 42 East, and more fully described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (SW 1/4) of said Section 2; thence North 86°30'51" East, along the North line of said Southwest one-quarter (SW 1/4) of Section 2, a distance of 326.32 feet to a point on the West right-of-way line of North Andrews Avenue (S.W. 12th Avenue); thence South 04°02'24" East, along said right-of-way line (103' foot right-of-way), a distance of 550.03 feet; thence South 86°30'51" West, along a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (SW 1/4) of Section 2, a distance of 348.39 feet; thence due West, along a line 550 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (SE 1/4) of said Section 3, a distance of 221.35 feet to the Southeast corner of Parcel "B", LAMONT PLAT, according to the plat thereof, as recorded in Plat Book 172, Page 132, of the public records of Broward County, Florida; thence North 03°17'00" West, on the East line of said Parcel "B", a distance of 74.27 feet; thence due North, a distance of 475.85 feet; thence due East, a distance of 208.87 feet to the Point of Beginning.

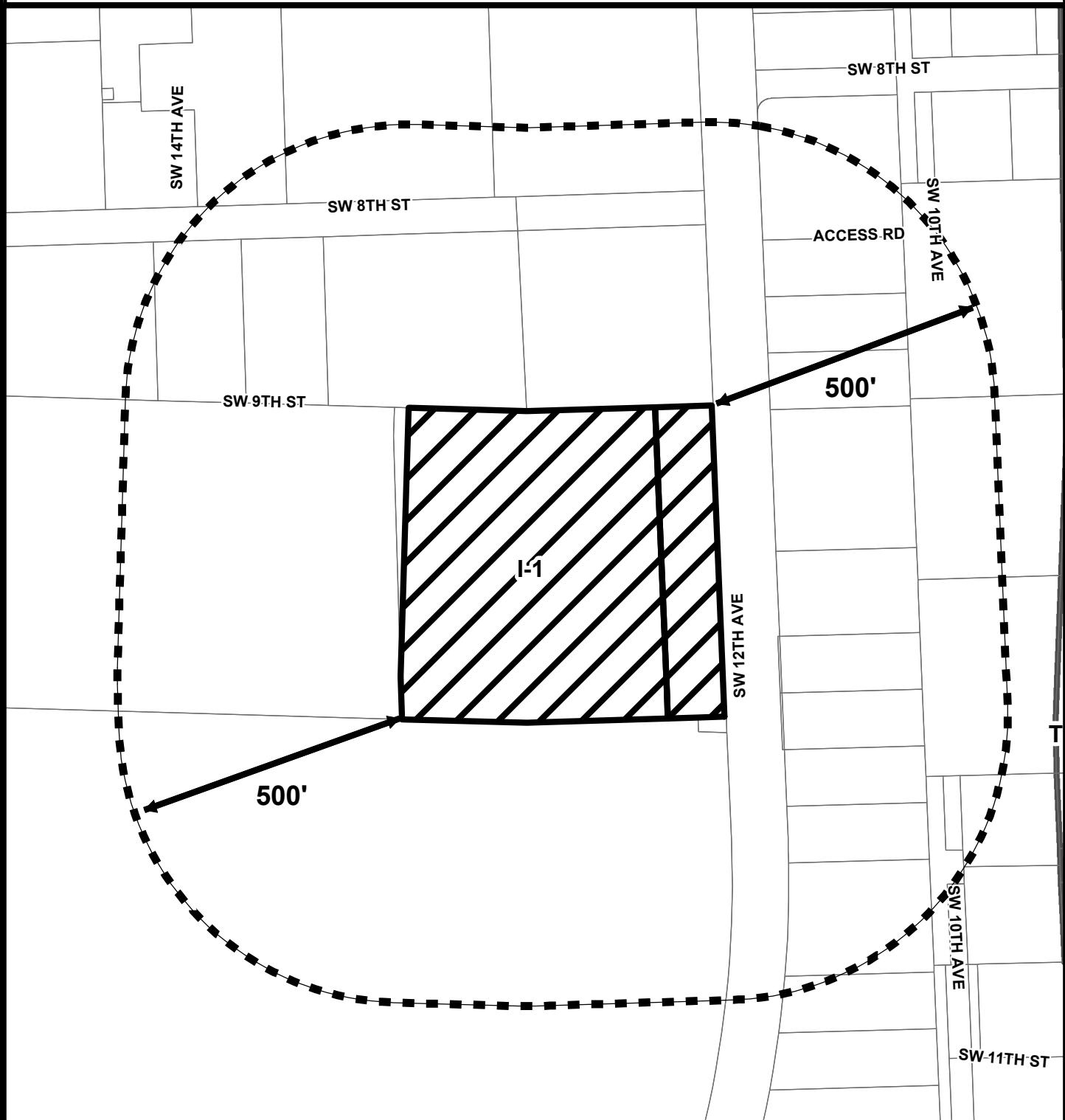
Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 304,867 square feet or 6.9988 acres, more or less.

AKA: 951 SW 12<sup>th</sup> Avenue  
ZONED: General Industrial (I-1)  
FOLIOS: 4942 02 00 0751 and 4942 02 00 0754

All interested persons are urged to attend the Public Hearing electronically on the day of meeting as directed on the City's website, or express their views by letter. You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at 954-786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. 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 ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-786-4667 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

# CITY OF POMPANO BEACH 500' RADIUS MAP



**SPECIAL  
EXCEPTION**

5/10/2021

P.C. REALTY OF FLORIDA

951 SW 12 AVENUE

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1 in = 250 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES  
McCPar